City of Cedar Rapids
Request for Proposals

400 2<sup>nd</sup> Street SW, 207 & 217 4<sup>th</sup> Avenue SW

Proposal Due: July 12, 2019, 11:00 a.m. CST
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**ATTACHMENTS**

- **EXHIBIT A**: PROPERTY AERIAL MAP
- **EXHIBIT B**: INFRASTRUCTURE MAP
- **EXHIBIT C**: FLOODPLAIN MAP
- **EXHIBIT D**: FLOODPLAIN ORDINANCE
- **EXHIBIT E**: ASSESSOR’S CARDS
- **EXHIBIT F**: SPECIAL WARRANTY DEED
- **EXHIBIT G**: CITY’S ECONOMIC DEVELOPMENT POLICY
- **EXHIBIT H**: EXAMPLE SOURCES AND USES OF FUNDS
- **EXHIBIT I**: EXAMPLE 15-YEAR CASH FLOW PRO FORMA
REQUEST FOR PROPOSAL
FOR THE PURCHASE AND REDEVELOPMENT
OF CITY OWNED REAL ESTATE

SECTION 1. BACKGROUND

The City of Cedar Rapids ("City") invites developers, end-users and interested parties (collectively "Proposer") to submit a development plan for a City-owned properties at 400 2nd Street SW and 207 and 217 4th Avenue SW, Cedar Rapids, Iowa 52404 ("Property") with a master site plan for redevelopment ("Proposal"). The City will consider all proposals that contemplate development of the property with a project which enhances the neighborhood with quality architecture, is financially feasible and is consistent with the market.

The City acquired these properties through the Voluntary Property Acquisition Program and is bound by the terms and conditions of the program in the disposition of the Property. Some of the conditions include:

1. Repayment of Properties’ current fair market value as determined by an appraisal,
2. The redevelopment of the property must include flood mitigation measures which provide flood proofing/flood protection at least one foot (1’) above the Base Flood Elevation (BFE) as defined by FEMA, and
3. Developer/owner shall obtain flood insurance and will not be eligible to receive flood benefits other than from the National Flood Insurance Program (NFIP).

RFP information for this site is available online at:
http://www.CityofCR.com/redevelopment

Proposals will be accepted until 11:00 AM on July 12, 2019.

Proposals are to be submitted:
Community Development Department
ATTN: Caleb Mason
3rd Floor City Hall
101 First Street SE
Cedar Rapids, Iowa 52401

The City will not be bound to accept any proposal and may decide to abandon the disposition. Any sale of the Property shall be without warranty as to its completeness, condition, accessibility or its suitability for intended use of the proposer. The property may only be disposed of at its fair market value as determined by the appraisal. The property will be disposed of “as is and where is.”

SECTION 2. DEVELOPMENT OBJECTIVES

The City is seeking development proposals that achieve the following objectives:

1. Financially viable redevelopment based on current market conditions
2. Multi-story design of at least 2-stories
3. Urban design that enhances the character of the neighborhood
4. Coordination of parking needs with area property owners
SECTION 3. PROPERTY OVERVIEW

Location: 400 2nd Street SW, 207 & 217 4th Avenue SW
Land Size: 12,050 SF (0.278 acres)
Appraised Value: $27,200
Current Zoning: U-NG (Urban Neighborhood General Zone District)

SECTION 4. RFP SCHEDULE

May 15, 2019                  City Council Development Committee
June 11, 2019                Public Hearing & Resolution to invite competitive proposals
June 21, 2019                Informational Meeting – 11:00 a.m. City Hall Collins Conference Room
June 28, 2019                Deadline for requests to extend the proposal deadline
July 12, 2019                11:00 a.m. - Proposal Deadline
July 16, 2019                Stakeholder panel selects proposal
July 23, 2019                City Council consideration of preferred Developer

Bold items denote City Council action

SECTION 5. PROPOSAL DEADLINE EXTENSION

The City recognizes that there are many variables involved in putting together a responsive proposal. In the event that a Proposer determines that additional time is needed beyond the proposal deadline, a request for time extension can be submitted to the City requesting additional time. The Proposer should submit a formal letter to the City with the request providing the requested extension amount and reason for the extension. The deadline for submitting the request for deadline extension is June 28, 2019. Staff will promptly put an item on the next available City Council agenda for the City Council’s consideration of a time extension. While City staff cannot guarantee the requested time extension will be granted, the City Council’s past practice has been to allow for time extension based on reasonable circumstances.

SECTION 6. ZONING REQUIREMENTS

These properties are zoned as U-NG, Urban Neighborhood General under the new City Zoning Code. A few of the key requirements of this urban form district include:

- Medium sized mixed-use building between one (1) and six (6) stories high, with the potential for an additional attic story
- Building must be built along the street front
- Parking setback of 25 feet that applies to surface parking and in the first floor of the structure

A link to Chapter 32 – Zoning Code is available HERE. Urban Design standards applicable to this site are found in Section 32.04.05. A description of the standards is found from page 172 to 183 of the code. Specific standards for the U-NG district are found starting on page 184.
SECTION 7. UTILITIES
A map of the location of adjacent infrastructure to the properties is included in Exhibit B. Potential developers should note that 400 2nd Street SW does not have access to public sanitary sewer because it is the end of a “party line.” There is also no public water main within the 2nd Street right-of-way and the water main in 4th Avenue SW is only 6 inches. Additionally, MidAmerican Energy does not have gas facilities located in this area.

SECTION 8. SPECIAL WARRANTY DEED
The City will convey these properties by utilizing a Special Warranty Deed. An example of this type of deed is included in Exhibit F.

SECTION 9. CONCEPT REVIEW
Proposers are strongly encouraged to submit a concept review to the City’s Development Services for their review and comment prior to the proposal deadline. Developments Services can provide a confidential technical review of a project’s conceptual design to the proposer is considering requirements of the zoning code, floodplain ordinance, and other site considerations such as infrastructure, access, etc.

SECTION 10. PROPOSAL SUBMISSION REQUIREMENTS
Respondents must submit one (1) original hard copy of their development proposal and one (1) digital PDF copy. Upon their submission, all materials will become property of the City of Cedar Rapids. All proposals must be submitted to the City of Cedar Rapid’s Community Development Department, 2ND Floor City Hall, no later than 11:00 AM on July 12, 2019. No submissions will be accepted after this date and time or at any other location.

Each submission must contain, at a minimum, the following information:

A. Developer Qualifications
   (1) Developer Contact. Name, address and contact information of firm or individual responding to the proposal.
   (2) Development Overview. Provide a brief description of the organization, year established, number of employees, types of projects undertaken, yearly financial volume of projects, and current projects underway.
   (3) Development Team. Provide a listing, qualifications and role of all of the team members anticipated to participate in the project.
   (4) Experience. Provide a list, description and photos of several relevant projects detailing the role of the firm in each of the projects.
   (5) Developer Financial Capacity. Provide documentation validating the developer’s financial capacity. Acceptable documentation may include:
      a. letters of credit from financial institution;
      b. documentation of the firm’s assets and liabilities;
      c. any other documentation deemed by the proposer to adequately demonstrate the financial capacity of the firm;

B. Project Proposal
   (1) Project Description. Provide a detailed narrative description of the proposed project including, but not limited to:
a. occupancy types, including square footages of each type, and, in the case of residential, the number of residential units
b. sustainable building and site development features
c. number of parking spaces and designations by use
d. services or amenities offered in the facility

(2) Project Rationale and Strategy. Provide information supporting the financial and market feasibility of the proposed project, referencing appropriate market studies as applicable.

(3) Renderings and Floor Plans. Provide 3-D perspective renderings of the proposed exterior elevations, floor plates, and descriptions of exterior cladding materials. Include floor to ceiling heights and total building height measurements.

(4) Site Plan. Provide a site plan for the entire site showing the following (as applicable):
   a. building layout and setbacks
   b. site access
   c. storm water management improvements

(5) Economic Impact. Provide estimates on the economic impact of the project:
   a. number of permanent jobs created/retained;
   b. overall project investment; and
   c. any other figures determined by the Proposer to show economic impact.

(6) Tenants and Users. Provide information on any identified tenants or end users proposed as part of the development including letters of intent, intent to lease, or agreements with any owner-occupied end-users including type of business and nature of occupancy (as applicable).

(7) Timeline. Provide a proposed project timeline for the project including: site design, site plan approval, securing financing (including any grants or loans as applicable), issuance of permits, construction, substantial completion and estimated final completion.

(8) Parking Strategy. Provide information outlining the parking strategy for the proposed project. Include preliminary number of parking stalls, allocation of stall for users, and any shared parking with area businesses.

C. Project Financials

(1) Total Development Budget. Provide a Sources and Uses document which outlines the total development budget of the project and all of the project expenses necessary to construct the project, including the following:
   a. All sources of financing
   b. Line items for project soft costs (legal, accounting, financing, etc)
   c. Line items for project hard costs (site prep, construction, etc)
   d. Per square foot construction cost for each project component (as applicable) – residential, commercial, etc.

   An example Sources and Uses Document is attached in Exhibit H.

(2) Operating Budget. Provide a detailed 15-year cash flow Pro Forma which includes line items for projected operating expenses and revenues, including the following:
   a. Rental income and CAM for portions of the property retained by the developer/owner. Include lease rates (per square foot) for each component.
b. Sales revenues for any component(s) of the project which are anticipated to be sold. Include the sales price (per square foot) for each component.
c. Any other form of revenue, including City participation.
d. All operating expenses for portions of the property retained by the Developer/owner. An example Pro Forma is attached in Exhibit I.

(3) Post-Development Value. Provide an estimated total post-development Assessed Value for the project including values for each separate component – commercial, residential, parking, etc.

(4) Project Financing & Equity. Proposer shall include financial documentation on the proposed financing of the project, including, but not limited to debt sources, equity, grants, and tax credits. The documentation should be sufficient enough to assist the City in determining whether the proposer has secured or has the ability to secure the necessary financing to facilitate the purchase and development of the Property. The City reserves the right to determine the appropriateness and adequacy of the documentation submitted by Proposers validating the project’s financing. Acceptable documentation may include:

a. Lender pre-qualification letter including amount, proposed terms, and any contingencies;
b. Private equity commitments;
c. Documentation of any other financing sources being used to finance the project.

(5) City Participation. If the proposer intends to request City participation, the amount and terms of the requested assistance should be clearly outlined and should be identified in the Sources and Uses and Pro Forma.

(6) Grants. If the project financials identify the use of competitive resources, such as Brownfield/Grayfield Tax Credits, New Market Tax Credits, Workforce Housing Tax Credits, etc. the Proposer must describe if/how the project would be financially viable in the event the competitive resources are not secured.

D. Land Purchase Price

Proposers should include the appraised value for the land purchase price of the Property.

SECTION 11. KEY CONTACTS

(1) RFP and City Incentives:
Caleb Mason, Economic Development Analyst
City of Cedar Rapids
Community Development & Planning
(319) 286-5188
c.mason@cedar-rapids.org

(2) Land Development:
Ken DeKeyser, Development Services Manager
City of Cedar Rapids
Development Services
(319) 286-5822
k.dekeyser@cedar-rapids.org
SECTION 12. REVIEW PANEL

All proposals will be reviewed and evaluated by a review panel established by the City. The review panel serves as a recommending body, and only provides a recommendation of a preferred development proposal for the City Council’s consideration.

It is the City’s practice to include a cross-section of community interest and development experts on the panel. Panel members typically include: city staff, non-competing developers, neighborhood representatives, representation from banking/lending industry, and other stakeholders the City deems necessary to provide an independent evaluation of proposals. The review panel will make a recommendation of the preferred proposal for the City Council’s consideration based upon the proposal which best meets the evaluation provided in Section 13.

SECTION 13. PROPOSAL EVALUATION

Proposals will be scored in the following three categories:

(1) Developer Capacity and Project Feasibility (120 Points Possible)
   a. Capacity, experience, and capability of Developer (20 points)
   b. Experience with projects of similar size and scope (20 points)
   c. Market feasibility (20 points)
   d. Financial feasibility (20 points)
   e. Initial concept plan feasibility (20 points)
   f. Timeline for redevelopment and built-out (20 points)

(2) Community Benefit (60 Points Possible)
   a. Quality of architecture and design elements (20 points)
   b. Enhanced sustainability features in the site and building design (20 points)
   c. Innovative housing options to meet the needs identified in the City’s comprehensive housing market analysis (20 points)

(3) Economic impact (60 Points Possible)
   a. Overall project investment (20 points)
   b. Jobs created or retained (20 points)
   c. Amenities or services provided (20 points)

SECTION 14. ENVIRONMENTAL CONDITION

The City is selling the property “As is, Where is” and shall disclose, in writing, to interested Proposers all of the facts or claims known to the City about any environmental conditions that exist on the Property.

SECTION 15. RESOURCES

(1) City of Cedar Rapids Land Development Process

(2) City Economic Development Programs

(3) State Incentives - Iowa Economic Development Authority
    http://www.iowaeconomicdevelopment.com/Programs
SECTION 16. DISCLAIMER

(1) The City reserves the right to determine the appropriateness and merit of all submitted proposals. Issuance of this RFP does not obligate the City to enter into negotiations of a Development Agreement with any responding firm.

(2) All information submitted by the Proposer is public record and subject to Iowa’s open records laws.
CHAPTER 32B - FLOODPLAIN MANAGEMENT ORDINANCE

32B.01 - LEGAL AUTHORITY, FINDINGS OF FACT AND PURPOSE.

(a) Legal Authority. Chapter 364 of the Code of Iowa grants cities the authority, except as expressly limited by the Constitution and if not inconsistent with the laws of the General Assembly, to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the city or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents.

(b) Findings of Fact.
1. The flood hazard areas of the City of Cedar Rapids are subject to inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the peace, safety, health, welfare, comfort, and convenience of its residents.
2. These flood losses, hazards, and related adverse effects are caused by:
   A. The occupancy of flood hazard areas by uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding.
   B. The cumulative effect of development in the floodplain causing increases in flood heights and velocities.
3. This chapter relies upon engineering methodology for analyzing flood hazards which meet or exceed standards established by the National Flood Insurance Program.

(c) Statement of Purpose. It is the purpose of this chapter to protect and preserve the rights, privileges and property of the City of Cedar Rapids and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses with provisions designed to:
1. Maintain or reduce flood peaks, flood stage, flood velocity, erosion, and sedimentation in public works projects, development, and other activities.
2. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood heights or velocities.
3. Require that uses vulnerable to floods, including public utilities which serve such uses, be protected against flood damage at the time of initial construction.
4. Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard.
5. Assure that eligibility is maintained for any property owner in the City to purchase flood insurance through the National Flood Insurance Program.
6. Maximize the benefits of floodplain lands, such as natural flood and erosion control, ecological productivity, and recreation.

(009-10)

32B.02 - DEFINITIONS.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

100-Year Flood: The flood having a one percent chance of being equaled or exceeded in any given year.

500-Year Flood: The flood having a two-tenths percent chance of being equaled or exceeded in any given year.

Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year. Also see "100-Year Flood".

Base Flood Elevation (BFE): The water surface elevation of the 100-year flood.

Basement: Any enclosed area having its floor below grade level on all sides.

City: The City of Cedar Rapids, Iowa.

Community Rating System: A FEMA program that provides discounted flood insurance premiums to policyholders in communities actively partaking in creditable floodplain management activities.


Development: Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities" as defined in this section. It also does not include gardening, plowing, and similar practices that do not involve filling and/or grading.

Digital Flood Insurance Rate Map (DFIRM): A Flood Insurance Rate Map with floodplains delineated using digital elevation data.

Existing Urban Area: Improved real estate inside and outside the corporate limits of the City of Cedar Rapids, on the effective date of this ordinance.
**Existing Factory-Built Home Park or Subdivision:** An existing factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either the final site grading or the pouring of concrete pads) that is completed before the effective date of the first floodplain management regulations adopted by the City.

**Factory-built Home:** Any structure, designed for residential use, which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this chapter factory-built homes include mobile homes, manufactured homes and modular homes and also include park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.

**Proposed Factory-Built Home Park or Subdivision:** A proposed factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either the final site grading or the pouring of concrete pads) that was or is to be completed after the effective date of the first floodplain management regulations adopted by the City.

**FEMA:** The Federal Emergency Management Agency.

**Flood:** A general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

**Flood Elevation:** The elevation floodwaters would reach at a particular site during the occurrence of a specific flood. For instance, the 100-year flood elevation is the elevation of floodwaters related to the occurrence of the 100-year flood.

**Flood (or Floodway) Fringe:** The FEMA-mapped floodplain outside of the Floodway.

**Flood Insurance Rate Map (FIRM):** The Flood Insurance Rate Map effective April 5, 2010 and any revisions thereto, on which FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**Flood Insurance Study:** The Flood Insurance Study for Linn County Iowa, including Cedar Rapids, published by FEMA in conjunction with the FIRM and containing background data such as base flood discharges and water surface elevations used to prepare the FIRM.

**Floodplain:** Lands which are subject to a one percent or greater chance of flooding in any given year shown as Zones A and AE on the Flood Insurance Rate Maps issued by FEMA for Linn County, Iowa and incorporated areas, as amended. Also referred to as the "100-year floodplain".

**Floodplain Management:** An overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including but not limited to emergency preparedness plans, flood control works, flood-proofing and floodplain management regulations.

**Flood-prone:** Lands subject to a one percent or greater chance of flooding in any given year, as determined by hydrologic and hydraulic studies completed by the City or other government agency, or other acceptable source as approved by the City where this is the best available information.
**Flood-proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**Floodway:** The channel of a river or other watercourses and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Historic Structure:** Any structure that is:

1. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in Cedar Rapids with historic preservation programs that have been certified by either (i) an approved state program as determined by the Secretary of the Interior or (ii) directly by the Secretary of the Interior in states without approved programs.

**Letter of Map Change (LOMC):** A determination document issued by FEMA that officially revises the FIRM based on updated information, whether improved data or topography changes created by fill placement. This includes Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), Letter of Map Revision Based on Fill (LOMR-F), Conditional Letter of Map Revision (CLOMR), and Conditional Letter of Map Revision Based on Fill (CLOMR-F).

**Lowest Floor:** The floor of the lowest enclosed area in a building including a basement except when all the following criteria are met:

1. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of Section 32B.05 (d) 1; and
2. The enclosed area is unfinished (not carpeted, drywall, etc.) and used solely for low damage potential uses such as building access, parking or storage; and
3. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot above the 100-year flood level; and
4. The enclosed area is not a "basement" as defined in this section. In cases where the lowest enclosed area satisfies criteria 1, 2, 3, and 4 above, the lowest floor is the floor of the next highest enclosed area that does not satisfy the criteria above.

**Market Value:** The value established by the City Assessor for that property.

**Minor Project:** Small development activities (except for filling, grading and excavating) valued at less than $500.

**NAVD:** The North American Vertical Datum of 1988.

**New Construction (New Buildings, Factory-built Home Parks):** Those structures or development for which the start of construction commenced on or after the effective date of the
ordinance codified in this chapter.

**Non-substantial improvement:** Any improvement that does not meet the definition of substantial improvement, as defined in this section.

**Qualified engineer:** A licensed professional engineer in the State of Iowa who, by reason of training and experience, is considered knowledgeable and has demonstrated competence in hydrology and hydraulics and their application to the flood insurance study.

**Recreational Vehicle (under Chapter 32B only):** A vehicle which is:

(a) Built on a single chassis;
(b) 400 square feet or less when measured at the largest horizontal projection;
(c) Designed to be self-propelled or permanently towable by a light duty truck; and
(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**Regulatory Flood Protection Elevation (RFPE):** An elevation at least one foot above the Base Flood Elevation plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.

**Routine Maintenance of Existing Buildings and Facilities:** Repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

(a) Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
(b) Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
(c) Basement sealing;
(d) Repairing or replacing damaged or broken window panes;
(e) Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

**Special Flood Hazard Area (SFHA):** The land in the floodplain subject to a one percent or greater chance of flooding in any given year.

**Start of construction:** The first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a substantial improvement, the actual start of construction shall mean the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimension of the building.

**Structure:** Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, and other similar uses.
**Substantial Damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to a before-damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a 10 year period for which the cost of repairs at the time of such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

**Substantial improvement:** Any improvement to a structure which satisfies one or more of the following criteria:

1. Any reconstruction, rehabilitation, addition or improvement of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure either before the "start of construction" of the improvement whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either:
   A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions; or
   B. Any alteration will not preclude the structures continued designation as a "historic structure."

2. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed after June 1, 1987, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

3. The cumulative cost of any repairs or improvements undertaken over a period of five years equals or exceeds fifty percent of the market value of the structure.

**Variance:** A grant of relief from the terms of a floodplain management regulation.

**Violation:** Failure to be fully compliant with the floodplain management regulations as set forth in this chapter. A structure or other development without an elevation certificate, other certifications, or other evidence of compliance as required is presumed to be in violation until such time as that documentation is provided.

**Watershed Plan:** A plan prepared by the City or in cooperation with other agencies, which includes hydrologic and hydraulic modeling for the 100-year event, including 100-year floodplain elevation and limits.

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**32B.03 - GENERAL PROVISIONS.**

(a) **Lands to Which Regulations Apply.** These floodplain management regulations shall apply to Special Flood Hazard Areas. The Flood Insurance Rate Map (FIRM) for Linn County and Incorporated Areas, City of Cedar Rapids, Panels 0279, 0280, 0284, 0287, 0290, 0291, 0295, 0311, 0313, 0385, 0405, 0410, 0415, 0420, 0430, 0435, 0440 and 0535, dated April 5, 2010, which were prepared as part of the Linn County Flood Insurance Study shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the 100-year flood shall be considered as having significant flood hazards. Where
uncertainty exists with respect to the precise location of the 100-year flood boundary, the location shall be determined on the basis of the 100-year flood elevation at the particular site in question. The Linn County Flood Insurance Study is hereby adopted by reference and is made a part of this chapter for the purpose of administering floodplain management regulations.

(b) **Compliance.** No structure or land shall hereafter be used and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations which apply to uses within the jurisdiction of this chapter.

(c) **Review and Approval.** Any proposed development within the floodplain shall be reviewed and approved by the City as part of the Floodplain Development Application process.

(d) **Abrogation and Greater Restrictions.** It is not intended by this chapter to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this chapter imposes greater restrictions, the provisions of this chapter shall prevail. All other ordinances inconsistent with this chapter are repealed to the extent of the inconsistency only.

(e) **Interpretation.** In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

(f) **Warning and Disclaimer of Liability.** The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This chapter does not imply that areas outside the regulated areas or that uses permitted within the regulated areas will be free from flooding or flood damages. This chapter shall not create liability on the part of Cedar Rapids or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

32B.04 - FLOODWAY, FLOODPLAIN AND FLOOD-PRONE AREA REQUIREMENTS.

(a) Development of any land in the floodway shall cause no increase in the water surface elevation of the 100-year flood.

(b) Development of any land in the floodplain, flood-prone area, or floodway shall not:
   1. Result in any new or additional expense to any person or agency other than the developer for flood protection or for lost environmental stream uses or functions;
   2. Pose any new or additional increase in flood velocity or impairment of the hydrologic and hydraulic functions of streams and floodplains;

(c) Analysis and design of floodplain development shall consider existing and ultimate watershed and land use conditions, with and without the proposed development. The analysis of floodway, floodplain, and flood-prone areas shall utilize the most current flood studies, hydrologic and hydraulic models provided by FEMA, the City, or other source approved by the City. If a study of the affected area does not exist, the land developer shall submit an analysis prepared by a qualified engineer for City review.

(d) The location, grade, and flood-proofing of all proposed utilities which are to be extended into or through any portion of the floodplain or flood-prone area to serve the proposed
development shall be approved by the City, prior to the extension of such utilities into the
floodplain or flood-prone area.

(e) Watercourse alterations or relocations (channel changes and modifications) must be
designed to maintain the flood-carrying capacity within the altered or relocated portion. In
addition, such alterations or relocations must be approved by the Iowa Department of Natural
Resources.

(f) Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be
limited to the minimum amount necessary.

(g) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise
sufficiently protected to prevent rupture due to channel degradation and meandering or due
to the action of flood flows.

(h) No use shall affect the capacity or conveyance of the channel or floodway or any tributary to
the main stream, drainage ditch, or any other drainage facility or system.

(i) Special Provisions for Shallow Flooding Areas: In addition to the General Floodplain
Standards, uses within shallow flooding areas must meet the following applicable standards.

1. In shallow flooding areas designated as an AO Zone on the Flood Insurance Rate
   Map (FIRM), the minimum floodproofing/flood protection elevation shall be equal to
   the number of feet as specified on the FIRM (or a minimum of 2.0 ft. if no number is
   specified) above the highest natural grade adjacent to the structure.

2. In shallow flooding areas designated as an AH Zone on the Flood Insurance Rate
   Map, the minimum floodproofing/flood protection elevation shall be equal to the
   elevation as specified on the FIRM.

32B.05 - STRUCTURES IN FLOODPLAIN.

(a) All structures shall be:

1. Adequately anchored to prevent flotation, collapse or lateral movement of the
   structure resulting from hydrodynamic and hydrostatic loads, including buoyancy.

2. Constructed with materials and utility equipment resistant to flood damage.

3. Constructed by methods and practices that minimize flood damage.

4. Issued all other necessary permits from federal, state and local government agencies
   including approval when required from the Iowa Department of Natural Resources.

(b) All new or substantially improved residential structures shall have the lowest floor, including
basement, elevated a minimum of one foot above the 100-year flood level. Construction shall
be upon compacted fill which shall, at all points, be no lower than one foot above the 100-
year flood level and extend at such elevation at least 18 feet beyond the limits of any
structure erected thereon. Alternate methods of elevating (such as piers) may be allowed,
where existing topography, street grades, or other factors preclude elevating by fill. In such
cases, the methods used must be adequate to support the structure as well as withstand the
various forces and hazards associated with flooding. All new residential structures shall be
provided with a means of access which will be passable by wheeled vehicles during the 100-
year flood.

(c) All new or substantially improved non-residential buildings shall have the first floor (including
basement) elevated a minimum of one foot above the 100-year flood level, or together with
attendant utility and sanitary systems, be flood-proofed to such a level. When flood-proofing
is utilized, a licensed professional engineer or licensed professional architect registered in
the State of Iowa shall certify that the flood-proofing methods used are in accordance with
accepted standards of practice for withstanding the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 100-year flood; and that the structure, below the 100-year flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum of 1988 (NAVD 1988) to which any structures are flood-proofed shall be maintained by the Administrator.

(d) New and Substantially Improved Structures.
1. Fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or low damage potential storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer registered in the State of Iowa or meet or exceed the following minimum criteria:
   A. A minimum of 2 openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
   B. The bottom of all openings shall be no higher than one foot above grade.
   C. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
2. New and substantially improved structures must be designed (or modified) and adequately anchored to resist flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
3. New and substantially improved structures must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(e) Factory-built Homes.
1. Factory-built homes placed or substantially improved inside or outside of new, existing, or expanded factory-built home parks or subdivisions shall be ground anchored to resist flotation, collapse, or lateral movement. Specific requirements are that:
   A. Over-the-top ties provided at each of the 4 corners of the factory-built home with 2 additional ties per side at intermediate locations for factory-built homes 50 feet or more in length or one such time for factory-built homes less than 50 feet in length.
   B. Frame ties provided at each corner of the home with 5 additional ties per side at intermediate points for factory-built homes 50 feet or more in length or 4 such ties for homes less than 50 feet in length.
   C. All components of the anchoring system capable of carrying a force of 4800 pounds.
   D. Any additions to the factory-built home shall be similarly anchored.
   E. Chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade.
2. Factory-built homes shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of 1 foot above the 100-year flood level.

(f) Utility and Sanitary Systems.
1. All new and replacement water and wastewater systems shall be designed to
minimize and eliminate infiltration of floodwaters into the system as well as the discharge of effluent into floodwaters. Water and wastewater treatment facilities shall be provided with a level of flood protection equal to or greater than 3 feet above the 100-year flood elevation:

A. On-site waste disposal systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

B. Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

(g) Existing or future storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of 1 foot above the 100-year flood level. Other material and equipment must be either be similarly elevated or:

(1) Not be subject to major flood damage and be anchored to prevent movement due to floodwaters or

(2) Be readily removable from the area within the time available after flood warning.

(h) Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from a 100-year flood with a minimum of 3 feet of design freeboard and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Iowa Department of Natural Resources.

(i) No use shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.

(j) Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Subdivision development (including the installation of public utilities) shall meet the applicable performance standards. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that all public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage. Subdivision proposals intended for residential development shall provide all lots with a means of vehicular access that will remain dry during occurrence of the 100-year flood. Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include 100-year flood elevation data for those areas located within the area of significant flood hazard.

(k) Detached Accessory Structures.

1. New detached accessory structures are prohibited in the floodway. Accessory structures shall meet the following standards if constructed or placed in the floodplain:

   A. Accessory structures shall not be used for human habitation.

   B. Accessory structures and uses shall be designed to have a low flood damage potential.

   C. Accessory structures shall be placed on the building site and constructed so as to offer the minimum resistance to the flow of floodwaters.

   D. Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other structures.

   E. A Structure’s service facilities such as electrical and heating equipment shall be elevated or flood-proofed to at least one foot above the 100-year flood level.

   F. The structure shall not exceed 600 gross square feet in area.

(l) Recreational Vehicles
1. Recreational Vehicles are exempt from the requirements of Section 32B.05 (e) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:
   A. The recreational vehicle shall be located on the site for less than 180 consecutive days; and
   B. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

2. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Section 32B.05 (e) of this Ordinance regarding anchoring and elevation of factory-built homes.

(m) Where floodway data has been provided in the Flood Insurance Study, such data shall be used to define the floodway limits. Where no floodway data has been provided, the Iowa Department of Natural Resources shall be contacted to provide a floodway delineation.

(n) In addition to the general floodplain standards, all uses within the floodway shall meet the following applicable standards.
   1. Consistent with the need to minimize flood damage.
   2. Use construction methods and practices that will minimize flood damage.
   3. Use construction materials and utility equipment that are resistant to flood damage.
   4. Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable general floodplain standards and shall be constructed or aligned to present the minimum possible resistance to flood flows.
   5. Buildings, if permitted, shall have low flood damage potential and shall not be for human habitation.
   6. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway within the time available after flood warning.

(009-10)

32B.06 - EXCEPTIONS.

(a) Exceptions are provided to Section 32B.04 for the following:
   1. Residential non-substantial improvements.
   2. Flood proofing of existing buildings, other than filling.
   3. Minor projects clearly having negligible impact, such as street resurfacing and rehabilitation, certain utility infrastructure and appurtenances (e.g. hydrants, poles, manholes, underground pipes), bridge/culvert rehabilitation projects, landscaping, stream rehabilitation, and minor water quality features which typically pose no increase fill or flood potential that would increase flood elevations are not required to submit study information to document no net rise unless specifically required by the Public Works Department.
   4. Public stream crossing structures.
   5. Storm water detention/retention facilities, ponds, streambank stabilization, and wetlands.
   6. A historic structure is not required to meet elevation or flood-proofing requirements when it is substantially improved, provided the modifications do not preclude the
structure's continued designation as a historic structure.

(009-10)

32B.07 - ADMINISTRATION.

(a) Duties and Responsibilities of Administrator.

1. The Floodplain Manager of the City of Cedar Rapids shall administer and enforce the provisions of this chapter and will herein be referred to as the Administrator.

2. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:

   A. Review all floodplain development permit applications to ensure that the provisions of this Ordinance will be satisfied.
   B. Review all floodplain development permit applications to ensure that all necessary permits have been obtained from federal, state or local governmental agencies.
   C. Obtain and maintain a record of:
      (1) The NAVD elevation of the lowest floor of all new or substantially improved buildings.
      (2) The elevation to which new or substantially improved structures have been flood-proofed.
   D. Notify adjacent communities and/or counties and the Iowa Department of Natural Resources prior to any proposed alteration or relocation of a watercourse and submit evidence of such notifications to the Federal Emergency Management Agency.
   E. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
   F. Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this ordinance.
   G. Charge and receive such reasonable fees, as set forth by the City Council by resolution from time to time, to help defray administrative costs related to floodplain/floodway development permits, variances and amendments.

(b) Floodplain Development Permit Required.

1. A floodplain development permit issued by the Administrator shall be secured prior to initiation of any floodplain development (any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, filling, grading, paving, excavation or drilling operations) including the placement of factory-built homes.

2. Application for a floodplain development permit shall be made on forms supplied by the Administrator and shall include the following information:

   A. Description of the work to be covered by the permit for which application is to be made.
   B. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address or similar description) that will readily identify and locate the work to be done.
   C. Indication of the use or occupancy for which the proposed work is intended.
   D. Elevation of the 100-year flood.
   E. NAVD Elevation of the lowest floor (including basement) of buildings or of the
level to which a building is to be flood-proofed.

F. For buildings being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements.

G. Such other information as the Administrator deems reasonably necessary for the purpose of this ordinance.

3. The Administrator shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable standards of this chapter and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefore.

4. Floodplain Development Permits based on approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a licensed architect, licensed engineer or licensed land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, building floor elevations, flood-proofing, or other flood protection measures where accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure.

5. All other necessary permits required by Federal or State Law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 shall be received prior to the Administrator's approval of Floodplain Development Permits, including approval when required from the Iowa Department of Natural Resources.

32B.08 - VARIANCE.

(a) The Building Code Board of Appeals may authorize, upon request in specific cases, such variances from the terms of this chapter that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship.

(b) No variance shall be granted for any development within the floodway which would result in any increase in flood heights during the occurrence of the 100-year flood. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

(c) Variances shall only be granted upon:
   1. A showing of good and sufficient cause.
   2. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
   3. A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public.

(d) Variances shall only be granted upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(e) In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this chapter, the applicant shall be notified in writing over the signature of the Administrator that:
   1. The issuance of a variance will result in increased premium rates for flood insurance.
   2. Such construction increases risks to life and property.
All variances granted shall have the concurrence or approval of the Iowa Department of Natural Resources.

In passing upon applications for variances, the Building Code Board of Appeals shall consider all relevant factors specified in other sections of this chapter and:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments.
2. The danger that materials may be swept on to other land or downstream to the injury of others.
3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
5. The importance of the services provided by the proposed facility to the City.
6. The requirements of the facility for a floodplain location.
7. The availability of alternative locations not subject to flooding for the proposed use.
8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
10. The safety of access to the property in times of flood for ordinary and emergency vehicles.
11. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwater expected at the site.
12. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges.
13. Such other factors which are relevant to the purpose of this chapter.

Upon consideration of the factors listed above, the Building Code Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purpose of this chapter. Such conditions may include, but not necessarily be limited to:

1. Modification of waste disposal and water supply facilities.
2. Limitation of periods of use and operation.
3. Imposition of operational controls, sureties, and deed restrictions.
4. Requirements for construction of channel modifications, dikes, levees, and other protective measures, provided such are approved by the Iowa Department of Natural Resources and are deemed the only practical alternative to achieving the purpose of this chapter.
5. Flood-proofing measures.

Variances will not be granted for the following circumstances:

1. Perceived loss in property value.
2. Requirements inconvenience the property owner.
3. Lack of funds to bring property into compliance.
4. Property will look different from other nearby properties.
32B.09 - APPEAL PROCESS.

(a) **Appeal to City Council.** Any person adversely affected by any decision made under this Ordinance may appeal to the City Council by filing a written notice of such appeal with the City Clerk setting forth the issues within 20 days of said decision.

(b) **Appeal to District Court.** Any person adversely affected by any decision of the City Council may appeal to the Iowa District Court for Linn County by filing a petition with said court and serving a copy thereof on the City of Cedar Rapids, Iowa, in the same manner as the service of process in a civil action within 30 days of said decision.

(c) **Review by Other Agency.** If any decision by the City needs the review or approval of any State and/or Federal agency, then the times for appeal herein shall not begin to run until such review or approval has been received by the City of Cedar Rapids, Iowa.

(009-10)

32B.10 - ENFORCEMENT.

(a) In addition to any other actions, the Administrator, upon determination of a violation, shall request a denial of flood insurance from the Federal Insurance Administration. The request shall consist of:

1. Name of the property owner and address or legal description of the property sufficient to confirm its identity or location.

2. A clear and unequivocal declaration that the property is in violation of a cited State or local law, regulation, or ordinance.

3. A clear statement that the public body making the declaration has authority to do so and a citation to that authority.

4. Evidence that the property owner has been provided notice of the violation and a prospective denial of insurance.

5. A clear statement that the declaration is being submitted pursuant to Section 1316, National Flood Insurance Act of 1968, as amended.

(009-10)

32B.11 - NON-CONFORMING USES.

(a) A structure or the use of a structure or premises which was lawful before the passage or amendment of this Ordinance, but which is not in conformity with the provisions of this Ordinance, may be continued subject to the following conditions:

1. If such use is discontinued for six (6) consecutive months, any future use of the building premises shall conform to this Ordinance.

2. Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.

(b) If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty (50) percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this Ordinance. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

(009-10)
32B.12 - AMENDMENTS.

(a) The regulations and standards set forth in this chapter may periodically be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior review of the Iowa Department of Natural Resources.

(Note: Chapter 32B adopted by Ordinance No. 81-87, passed September 30, 1987, published October 5, 1987 and reenacted by Ordinance No. 009-10, passed March 9, 2010 and published March 15, 2010)
Exhibit E

Cedar Rapids City

Parcel Number: 14282-56001-00000
DBA: VACANT LAND
Deed Holder: CEDAR RAPIDS CITY OF
Property Address: 400 2ND ST SW
CEDAR RAPIDS, IA 52401-00000
Mailing Address: 101 1ST ST SE
CEDAR RAPIDS IA, 52401-0000 USA
Location: URBAN
Class: EXEMPT RES
Map Area: CITY PROPERTY
Tax District: 2013 CR-RIVERSIDE/OAKHILL
Plat Map: 2425
PDF: NON-TAXABLE
Legal Description: KINGSTON NW 37.5' STR/LB 1 19
Business Tax Credit: NO
Homestead Credit: NO

IF YOU RECENTLY PURCHASED YOUR HOME, OR HAVE NOT APPLIED YET, PLEASE CLICK HERE TO APPLY FOR THE HOMESTEAD TAX CREDIT
Military Exemption: NO PDF
Property Report: PROPERTY REPORT (PDF FILE)

100% Assessed Value as of January 1, 2019

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Get Current Year Tax Estimate

Prior Year Value Information

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More Years...

Land Front Foot Information

Lot

Eff Frontage
Assessor’s lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

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DUE TO FLOOD: IMMINENT THREAT TO THE PUBLIC HEALTH, SAFETY & WELFARE STRUCTURE MUST BE DEMOLISHED WITHIN 30 DAYS OF PERMIT ISSUE. CALL 286-5831 FOR BACKFILL & FINAL INSPECTIONS.

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### Notes

- PRE RVAL: FULL ATTIC FINISH. X-PLMB=SSB, SK.
- 1-2009 FLOOD ADJUSTED PROPERTY C-2010
- 1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 1/14/09 JC
- 1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 3/1/2010 RK
- 1-2011 6YR CYCLE - DWLG WRECKED, ADJ LAND & ADD 25% ECON OBSOL. 11/19/10 WK
- 1-2011 CHANGE CLASS FROM RES TO EXEMPT PER JA 3/22/11 SM

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Parcel Number: 14282-56002-00000
DBA: VACANT LAND
Deed Holder: CEDAR RAPIDS CITY OF
Property Address: 207 4TH AVE SW
CEDAR RAPIDS, IA 52405-0000
Mailing Address: 101 1ST ST SE
CEDAR RAPIDS IA, 52401-0000 USA
Location: URBAN
Class: EXEMPT RES
Map Area: CITY PROPERTY
Tax District: 20113 CR-RIVERSIDE/OAKHILL
Plat Map: 2425
PDF: NON-TAXABLE
Legal Description: KINGSTON NE 35' STR/LB 2 19
Business Tax Credit: NO
Homestead Credit: NO

IF YOU RECENTLY PURCHASED YOUR HOME, OR HAVE NOT APPLIED YET, PLEASE CLICK HERE TO APPLY FOR THE HOMESTEAD TAX CREDIT

Military Exemption: NO PDF
Property Report: PROPERTY REPORT (PDF FILE)

100% Assessed Value as of January 1, 2019

<table>
<thead>
<tr>
<th></th>
<th>Land Value</th>
<th>Dwelling Value</th>
<th>Improvement Value</th>
<th>Total Value</th>
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Get Current Year Tax Estimate

Prior Year Value Information

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More Years...

Land Front Foot Information

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<tr>
<th>Lot</th>
<th>Front</th>
<th>Rear</th>
<th>Side 1</th>
<th>Side 2</th>
<th>Eff Frontage</th>
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</thead>
</table>

Main Lot | 35.00 | 35.00 | 140.00 | 140.00 | 34.30

**Total SF 4,900**

**Total Acres 0.113**

Assessor’s lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

### Sale Information

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Amount</th>
<th>Non-Useable Transaction Code</th>
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### Building Permit Information

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<tr>
<td>04/18/2011</td>
<td>WREK002276CR</td>
<td>CBG</td>
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<tr>
<td></td>
<td></td>
<td>DUE TO FLOOD: CDBG ACQUISITION LOT CLEAN-UP MUST BE COMPLETED WITHIN 30 DAYS OF PERMIT ISSUE. CALL 286-5831 FOR BACKFILL &amp; FINAL INSPECTIONS.</td>
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<tr>
<td>09/13/2010</td>
<td>WREK001817CR</td>
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<td>DUE TO FLOOD: IMMINENT THREAT TO THE PUBLIC HEALTH, SAFETY &amp; WELFARE STRUCTURE MUST BE DEMOLISHED WITHIN 30 DAYS OF PERMIT ISSUE. CALL 286-5831 FOR BACKFILL &amp; FINAL INSPECTIONS.</td>
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<tr>
<td>08/04/2010</td>
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<td>03/02/2010</td>
<td>UNKNOWN2</td>
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### Notes

PRE RVAL:Res: FE=20/EC+5IL. FuncDesc: FE.

PRE RVAL:X-PLMB=SSBM, TR 2ND FLR.


1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 1/14/09 JC

1-2010 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2010 C-2011. 3/1/2010 RK

1-2011 CHANGE CLASS FROM RES TO EXEMPT (PREVIOUS VALUE $5,000) 8/5/10 SM

1-2011 - DWLG WRECKED, ADD 25% ECON OBSOL. 11/19/10 WK

### Tax Information

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Taxes Payable</th>
<th>Assessed Value</th>
<th>Taxable Value</th>
<th>Gross Tax</th>
<th>Net Tax</th>
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<tbody>
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<td>2018 - 2019</td>
<td>$0.00</td>
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Parcel Number: 1428-65004-00000
DBA: VACANT LAND
Deed Holder: CEDAR RAPIDS CITY OF
Property Address: 217 4TH AVE SW
CEDAR RAPIDS, IA 00000-0000
Mailing Address: 101 1ST SE
CEDAR RAPIDS IA 52401-0000 USA
Location: URBAN
Class: EXEMPT RES
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PDF: NON-TAXABLE
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100% Assessed Value as of January 1, 2019

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Get Current Year Tax Estimate

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<td>2017</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
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</table>

More Years...

Land Front Foot Information

Lot Front Rear Side 1 Side 2 Eff Frontage

https://cedarrapids.iowaassessors.com/parcel.php?parcel=142826500400000
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<th>Non-Useable Transaction Code</th>
<th>Recording</th>
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### Notes

PRE RVAL:FuncDesc: AR.

PRE RVAL: L

FUNC OBSOL SOLID BRK CONST.

1-2009 FLOOD ADJUSTED PROPERTY C-2010

1-2009 LAND VALUE LESS ESTIMATED DEMOLITION COST FOR 2009 C-2010. 1/14/09 JC

1-2010 FLOOD ADJUSTED PROPERTY - STRUCTURES WRECKED; REMOVED DEMOLITION COST FROM LAND VALUE. 3/1/2010 RK

1-2011 6YR CYCLE - VACANT LOT. 11/19/10 WK

1-2012 CHANGE CLASS TO EXEMPT PER JA 2/29/12 SAM

### Tax Information

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Taxes Payable</th>
<th>Assessed Value</th>
<th>Taxable Value</th>
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<td>2014 - 2015</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
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</table>

### GIS Map Information
EXHIBIT F
FORM OF SPECIAL WARRANTY DEED

EXEMPT FROM TRANSFER TAX BY IOWA CODE SECTION 428A.2(6)
Preparer Information: City of Cedar Rapids, 101 1st Street SE, Cedar Rapids, Iowa 52401 (319) 286-5188
Return to: City Clerk’s Office, 101 First Street SE, Cedar Rapids, Iowa, 52403
Taxpayer Information:

SPECIAL WARRANTY DEED

For the consideration of ______ and other valuable consideration, the City of Cedar Rapids, Iowa does hereby Convey to _____________, an Iowa limited liability company, the following described real estate, in Linn County, Iowa:

<LEGAL DESCRIPTION>

subject to covenants, conditions, restrictions and easements of record.

Grantor does Hereby Covenant with Grantee, and successors in interest, to Warrant and Defend against the lawful claims of all persons claiming by, through or under Grantor, except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

This transfer is exempt from the payment of real estate transfer tax pursuant to Iowa Code Section 428A.2(6) (2018).
CITY OF CEDAR RAPIDS, IOWA

BY: __________________________________________
    Jeffrey A. Pomeranz
    City Manager

Attest:

BY: __________________________________________
    Amy Stevenson
    City Clerk

STATE OF IOWA
COUNTY OF LINN

On this ______ day of __________________, 2019, before me a Notary Public in and for said County, personally appeared Jeffrey A. Pomeranz and Amy Stevenson to me personally known, who being duly sworn, did say that they are the City Manager and City Clerk, respectively of the City of Cedar Rapids, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said City Manager and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

NOTARY PUBLIC, IN AND FOR STATE OF IOWA
My Commission Expires: _____________________
STANDARD CITY INCENTIVES

**Non-Housing** – 10 year, 44% Tax Exemption OR 10 year, 50% Tax Reimbursement

**Housing** – 10 year, 100% Tax Exemption or Reimbursement

**URBAN HOUSING**
- At least 3 housing units
- 75% or more of the building area dedicated for housing
- Located within established commercial area – proximity to workplaces, retail, transit, etc.

**CORE DISTRICT REINVESTMENT**
- Commercial development that is consistent with adopted plans
- Within the following business districts: Downtown, Kingston Village, Czech Village/NewBo, and MedQuarter
- Within the following Action Plan areas: Mt. Vernon Road, Ellis Boulevard/NW Neighborhood, and College District

**HIGH QUALITY JOBS**
- 10+ jobs new to the City that meet the State’s High Quality Jobs wage threshold
- Non-residential business
- Targeted industries from City’s Economic Development Strategic Plan:
  - Life Sciences
  - Logistics and Distribution
  - Professional Business Services
  - Finance, Insurance, and Real Estate
  - Food Sciences and Processing

**LARGE SITE MASTER PLAN**
- 15+ acres (not solely residential) with approved site plan and design guidelines

**BROWNFIELD/GRAYFIELD**
- Vacant or significantly underutilized properties that include demolition and site prep costs
- Commercial development that is consistent with adopted plans
COMMERCIAL REINVESTMENT

- Vacant strip centers or big box of at least 10,000 square feet
- Minimum renovation cost of at least 50% current taxable value with sustainable features

LOCAL MATCH

- Any project requiring a local match to receive State funding

GREEN BUILDING

- Any project receiving LEED Certification
- Up to 10 year, 100% tax exemption or reimbursement, based on demonstrated increased cost

HISTORIC PRESERVATION

- Redevelopment of a structure listed on National Historic Register, eligible for listing on the National Historic Register, or designated local landmark, in a manner consistent with the City’s Historic Preservation Design Guidelines
- Relocation or integration of a historic structure, as part of a new development project
- Up to 10 year, 100% tax exemption or reimbursement, based on demonstrated increased cost

COMMUNITY BENEFIT

- Commensurate with demonstrated gap and public purpose
  - Long-term benefit to the community
  - Financial viability
  - Examples include expansion of a local business, headquarters facility, emerging needs

All Economic Development Programs are subject to City Council approval.

REQUIREMENTS FOR ALL PROJECTS

- Financial and market feasibility
- Experienced development team
- Quality design that enhances the area
- Neighborhood and community support
- Compliance with all codes and requirements
## Project Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>% of Total</th>
<th>% of Finance</th>
<th>Totals</th>
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## Project Uses

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Total soft costs

<p>| <strong>Total Uses</strong>               | #DIV/0!    |              | 0        |</p>
<table>
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<tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

### Project Name: Escalating Factors

### Income:
- Gross Rental Income
- Laundry Income
- CAM
- Other Income (Specify)
- Less Vacancy

### Expenses:
- Accounting and Auditing
- Office Expenses
- On-site Manager Salaries
- Property Mgmt fee
- Electric and Gas
- Water and Sewer
- Waste Removal
- Advertising
- Maintenance payroll
- Repairs and Maintenance
- Decorating
- Elevator Maintenance
- Grounds Maintenance
- Snow Removal
- Real Estate Taxes
- Insurance
- Supportive Services
- Other (Specify)

### Adjustments:
- (ie tax abatements)

### Total Operating Expenses

### Net Operating Income:

### Operating Expense Ratio:

### Reserve replacement funds:

### Mortgage Ins. Prem. (MIP):

### Adjusted N.O.I.

### 1st Mortgage Debt Service

### Other Subordinate Loans

### Deferred Developer Fee

### Other Subordinate Loans

### Total Debt

### Net cash flow

### Debt Service Ratio:

### 15-Year Cash Flow Proforma