City of Cedar Rapids
Development Committee Meeting Agenda
City Hall Council Chambers
Wednesday, December 11, 2019
4:00 pm – 5:00 pm

Purpose of Development Committee:
To enable the City Council to discuss and evaluate in greater detail these specific issues that directly impact the physical, social, and economic vibrancy of the City of Cedar Rapids.

City Council Committee Members:
Council member Ann Poe, Chair
Council member Marty Hoeger
Council member Ashley Vanorny
• Mayor Bradley Hart is an ex-officio member of all Council Committees per City Charter Section 2.06.

Agenda:

1. Approval of Minutes – October 16, 2019

2. Presentation
   a) Volunteer Initiative
      Stephanie Schrader
      Community Development
      5 Minutes
   b) iGreenCR Action Plan
      Eric Holthaus
      Sustainability Coordinator
      15 Minutes

3. Recommendation Items
   a) NFC Map Amendment
      Adam Lindenlaub
      Community Development
      10 Minutes
   b) Czech Village/NewBo Area Action Plan
      Adam Lindenlaub
      Community Development
      10 Minutes

4. Updates
   a) 6th Street Corridor Action Plan
      Seth Gunnerson
      Community Development
      10 Minutes
   b) Zoning Advisory Group
      Seth Gunnerson
      Community Development
      10 Minutes

5. Public Comment

6. Future Discussion Items

Next Meeting TBD

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email communitydevelopment@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.
The meeting was brought to order at 4:00 p.m.

Present: Councilmember Hoeger; Councilmember Vanorny; Councilmember Poe; Jennifer Pratt, Community Development Director; Seth Gunnerson, Community Development Planner; Adam Lindenlaub, Community Development Planner; Lauren Freeman, Community Development Program Coordinator; Caleb Mason, Economic Development Analyst; Sara Buck, Housing Programs Manager; Stephanie Schrader, Community Services Coordinator; Scott Hock, Parks & Recreation Director; Sandi Fowler, Deputy City Manager

1. Approval of Minutes
Councilmember Vanorny moved to approve the minutes from the September 4, 2019 meeting. Seconded by Councilmember Hoeger. The motion carried.

2. Presentations
   a. Ellis Boulevard Infill Initiative
      Lauren Freeman, Community Development Program Coordinator and Seth Gunnerson, Community Development Planner, shared a presentation on the Ellis Boulevard Infill Initiative. This initiative would identify parcels on Ellis Blvd that would be marketed for development. There was discussion among the Committee members regarding the illustrations of the potential building possibilities, outreach to builders and developers, and excitement about the potential development for that area.

3. Recommendation Items
   a. 415 & 421 C Ave NW RFP
      Lauren Freeman, Community Development Program Coordinator, shared a presentation on 415 & 421 C Ave NW RFP. There was discussion among the Committee members regarding the purpose of the request and to what could be potentially placed on these parcels. Councilmember Vanorny motioned to move the recommendation of 415 & 421 C Ave NW RFP to City Council. Seconded by Councilmember Hoeger. The motion passed unanimously.

   b. Age-Friendly Network
      Stephanie Schrader, Community Services Coordinator, share a presentation on joining AARP’s Age-Friendly Network. The Committee members were excited about the opportunity on joining and the network and the possibilities of what future conversations could have about potential Senior Centers and Multi-Generation Centers and the benefit it could have on select age groups. Councilmember Vanorny motioned to move the recommendation of applying to join the Age-Friendly Network to City Council. Seconded by Councilmember Hoeger. The motion passed unanimously.
c. **Section 8 Housing Choice Voucher Administrative Plan Changes**  
Sara Buck, Housing Programs Manager, shared a presentation on Section 8 Housing Choice Voucher Administrative Plan Changes. There was discussion among Committee regarding the number of Vouchers and Budget Authority as well as the proposed changes for the new funding category. Councilmember Vanorny motioned to move the recommendation of Administrative Plan amendments to City Council. Seconded by Councilmember Hoeger. The motion passed unanimously.

**d. CDBG/HOME Priorities**  
Sara Buck, Housing Programs Manager, shared a presentation on CDBG and HOME Priorities. Councilmember Vanorny motioned to move the recommendation of the budgeted monies for HOME program funds be prioritized for CHDO applicants to City Council. Seconded by Councilmember Hoeger. The motion passed unanimously.

**e. First & First West**  
Caleb Mason, Economic Development Analyst, shared a presentation on First & First West. There was discussion among the Committee in regards to the possibilities for the site and excitement for redevelopment. Councilmember Vanorny motioned to move the recommendation of the redevelopment timeline to City Council. Seconded by Councilmember Hoeger. The motion passed unanimously.

**4. Public Comment**  
There were no public comments.

**5. Future Discussion Items**  
There were no future discussion items

Councilmember Poe moved to adjourn the meeting at 4:37pm. Seconded by Councilmember Vanorny. The motion carried.

Respectfully submitted,

Amy Cannon, Administrative Assistant  
Community Development
To:       City Council Development Committee  
From:    Adam Lindenlaub, Community Development  
Subject: NFC Lending Map Amendment  
Date:   December 11, 2019  

**Background:**

On April 25, 2018, the NFC Cedar Rapids, LLC Advisory Committee made a recommendation to the Cedar Rapids City Council, on the proposed lending area, which include the following:

- All low-moderate income census tracts
- Core neighborhoods
- Neighborhoods adjacent to the core, chosen by age of housing stock, assessed value, and home ownership rates

On May 22, 2018, the Cedar Rapids City Council approved the proposed lending area.

On October 28, 2019, the NFC Cedar Rapids, LLC Advisory Committee made a recommendation to update the proposed lending area to update the low-moderate income census tracts and include the addition of a neighborhood on the SW side of Cedar Rapids, near Westdale Mall.

This recommendation has been reviewed by the NFC Executive Committee and the full NFC Board of Directors, receiving full support.

**Recommendations:**

Staff recommends support of the NFC Lending Map amendments, as approved by the NFC Cedar Rapids, LLC Advisory Committee.

**Timeline and Next Steps:**

- December 17, 2019 – Resolution to City Council
To: City Council Development Committee
From: Adam Lindenlaub, Planner IV through Jennifer Pratt, Director of Community Development & Planning
Subject: Czech Village/NewBo Area Action Plan Update
Date: December 11th, 2019

Background:

City staff began meeting with six different NewBo and Czech Village focused entities in the spring of 2018. These entities would later be represented on the Advisory Group for the plan and are the Czech Village Association, The District (Main Street), NewBo Association, Oak Hill Jackson Neighborhood Association, the Czech Village New Bohemia Self-Supporting Municipal Improvement District (SSMID), and the Southside Investment Board.

This was followed in the fall of 2018 by the Environmental Protection Agency funded design workshop that examined how the NewBo Expansion area (former Sinclair site) could be redeveloped and knit back into the NewBo area. The City began formal development of the area action plan in spring of 2019 and held two different public events to gather feedback to craft the goals and action steps of the plan. The public feedback process was concluded with an open house in the fall of 2019 to share the plan draft goals and action steps.

The plan is organized into three elements that focus on connectivity, land use, streetscapes, character, and placemaking. The plan lists goals and action steps for each subarea of the plan (Czech Village, NewBo, and NewBo Expansion) along with a Redevelopment Master Plan that provides a vision of how the Czech Village/NewBo area could redevelop over time. Each of the 32 action steps are given a lead entity and a timeframe for beginning. Progress on completing these action steps will be tracked annually as part of the regular review of EnvisionCR.

Recommendation:

Staff recommends Development Committee recommend adoption of the plan by City Council and incorporation into EnvisionCR.

Timeline and Next Steps:

- December 17th, 2019 – City Council adoption