The meeting was brought to order at 2:59 p.m.

Present: Council members Poe (Chair) and Overland. Staff members present: Jennifer Pratt, Community Development Director; Adam Lindenlaub, Community Development Planner; Jeff Hintz, Community Development Planner; Bill Micheel, Community Development Assistant Director; Paula Mitchell, Housing and Redevelopment Manager; Seth Gunnerson, Community Development Planner; Anne Kroll, Community Development Administrative Assistant.

Council members Poe and Overland approved the minutes from January 18, 2017 with unanimous consent.

Presentations:

1. College District Area Action Plan
   Adam Lindenlaub, Community Development Planner, shared a map of the district boundaries, the plan focus, the public engagement plan, the adoption process, and the timeline. Mr. Lindenlaub stated that this process will be similar to the Mt. Vernon Road Corridor Action Plan process.

   Council member Overland stated that staff has honed in on this process as an effective way to bring people together to communicate about a common concept or problem and this process makes a lot of sense. It is a low cost way of fostering communication and seeing what the City can do to improve things while trying to inspire others to do the same. It is exciting to move from one general area to another and the response has been good.

   Council member Poe asked if the boundaries include the Irish District and if their contacts will be included in the public engagement process. Mr. Lindenlaub confirmed that it does and that there are two (2) contacts that will represent that area. Council member Poe gave another suggestion for a contact. Council member Poe praised staff for managing expectations well for the Mt. Vernon Road Plan and stated that it is important for this plan as well.

Recommendation Items:

1. Bike Share Program
   Bill Micheel, Community Development Assistant Director, stated that this program is a service which makes bicycles available for shared use to the public on a short-term basis and for an affordable fee. Mr. Micheel shared the program benefits, discussed community support, the next steps, and the program timeline.
Council member Overland asked if there are private companies that provide the equipment and the management for operations. Mr. Micheel stated that there are a number of companies and nonprofit organizations that supply the capital, manufacture the stations, and provide the management and operations of the program.

Council member Poe asked if the company that comes forward with the RFP would provide the liability insurance. Mr. Micheel stated that the company will provide the insurance and operations, but the City would own the capital.

Council members Overland and Poe recommended that City Council support the initiation of a request for proposals process to determine the feasibility of a City of Cedar Rapids Public Bicycle Sharing Program with unanimous consent.

2. Low Income Housing Tax Credit (LIHTC) Project
Paula Mitchell, Housing and Redevelopment Manager, stated that the original site received a resolution of support in November 2016, but the sale did not proceed so the developer is requesting support at the new location of 5200, 5220, and 5300 16th Avenue SW. Ms. Mitchell described the project and shared a map of the location as well as the site plan and the proposed design.

Council member Overland asked if there are any concerns that there is a concentration of multi-family units in that area. Ms. Mitchell stated that there are other multi-family units in the area, but those units are not all LIHTC projects.

Council member Poe asked if there would be onsite management. Ms. Mitchell stated that there will be and there will also be designated maintenance staff for this site.

Council members Overland and Poe shared concerns of the building design, landscaping, available greenspace, and that the property looks as though it is only buildings and parking. Council member Poe stated that the need for this type of housing overrides the design, but she encourages the developer to focus on landscaping and greenspace to make the area more welcoming. Ms. Mitchell will communicate those concerns, along with the concerns regarding the design and site layout to the developer.

Council members Overland and Poe recommended that City Council support the 4% LIHTC project of ten (10) year, 100% tax abatement through Urban Revitalization Tax Exemption under the Community Benefit qualifying criteria with unanimous consent.

Updates:

1. Historic Rehabilitation Program
Jeff Hintz, Community Development Planner, stated that staff received five (5) applications and four (4) were complete. Staff is working with the individual who submitted an incomplete application. The complete applications will be reviewed by the Commission at their February 23, 2017. Staff is recommending that the Commission approve the four (4) complete applications.

2. Northwest Neighborhood Action Plan
Mr. Micheel discussed the three (3) open houses, the goals for character and placemaking, and the goals for streetscaping. Seth Gunnerson, Community Development Planner, discussed land use in accordance with the update to the Zoning Code, development along the Ellis Viable Business Corridor, and connectivity through the neighborhood.

Council member Overland stated that the potential in this area is extremely high and it may not be a bad thing that it has taken awhile to get to this point in this area because it is more complicated. You want to make sure you are doing what the people who live in this area want.

Council member Poe asked if the plan is to wait until the Flood Control System is in place before this area starts developing. Mr. Micheel stated that the staff is not going to wait for the Flood Control System and that there is progress taking place now and interest for development coming soon. Council member Poe believes that once the connection is made at 6th Street and Ellis Boulevard and progress is shown with the Flood Control System (in all areas) development will progress even more.

3. Cedar Lake
Mr. Micheel stated that this project is on track with Phase II being completed in the spring or summer of 2017. If necessary, the next step is to formulate a mitigation plan, which will receive funding assistance through the DNR and EPA.

Council member Overland asked if the next round of testing will go into the sediment and does it take into account whether or not they will dredge. Mr. Micheel stated that the first two (2) rounds of testing have been shoreline testing and the next round will involve drilling down into the sediment in the middle of the lake and providing information on the water column. What is in the sediment will determine if dredging is feasible. Council member Poe asked if the City will receive a report with specifics of the testing provided. Mr. Micheel stated that a full report will be received and the DNR will assist with next steps.

Council members Poe and Overland adjourned the meeting with unanimous consent at 3:59 p.m.

Respectfully submitted,

Anne Kroll, Administrative Assistant II
Community Development