

Council Agenda Item Cover Sheet

Council Meeting Date: December 14, 2010

Submitting Department: City Manager's Office

Presenter at meeting: Greg Eyerly

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Description of Agenda Item: (insert same wording as used on agenda summary)

Discussion and Resolution to use Local Option Sales Tax (LOST) funds to cover the gap in appraised value and acquisition value of the TrueNorth site for the Cedar Rapids Public Library in an amount not to exceed \$4 million. (Greg Eyerly) (FLOOD) CIP/DID #52-10-038

Background:

On April 6, 2010, City Council directed staff to begin disposition of the former Cedar Rapids Public Library facility at 500 1st Street SE through a competitive proposal process. This included a public hearing on May 11, 2010 and public notice that competitive proposals were to be submitted by May 31, 2010. In addition staff was directed to begin the acquisition of the 401 4th Avenue SE, the TrueNorth site. The distribution of LOST is to cover the \$4 million gap between the appraised value of the TrueNorth site by the FEMA Benefit Cost Analysis and the actual cost of the True North property.

Action / Recommendation:

Approve resolution to use Local Option Sales Tax funds to cover the gap between appraised value and acquisition value of the TrueNorth site for the Cedar Rapids Public Library.

Alternative Recommendation:

Time Sensitivity:

Resolution Date: December 14, 2010

Estimated Presentation Time: 10 minutes

Budget Information (if applicable):

Fund 7968, Dept 796800, Project not yet numbered

Local Preference Policy Applies ☐ Exempt ☐

Explanation:

RESOLUTION NO.

WHEREAS, the City of Cedar Rapids, Iowa owns property generally located at 500 1st Street SE which served as the City's Central Library facility prior to the flood event of 2008; and

WHEREAS, the Cedar Rapids Public Library facility was substantially damaged as a result of the flooding that occurred in Cedar Rapids in June 2008; and

WHEREAS, on April 6, 2010 the City Council authorized the disposition of the former Cedar Rapids Public Library facility through a competitive proposal process; and

WHEREAS on May 11, 2010 the City council held a public hearing and provided public notice inviting competitive proposals no later than May 31, 2010; and

WHEREAS, on June 1, 2010 the City Council extended the proposal deadline to June 9, 2010; and

WHEREAS, on June 22, 2010 TrueNorth Companies LLC was selected for redevelopment of the former Cedar Rapids Public Library facility based on economic and community development principles, including increase in property tax valuation generated by reinvestment, job creation/retention, offer price for the property, and consistency with the City's Neighborhood and comprehensive Plans; and

WHEREAS, the City Council has determined that the redevelopment proposal submitted by TrueNorth Companies LLC will provide the greatest overall benefit to the community; and

WHEREAS, the appraised value of the TrueNorth site in the Benefit Cost Analysis determination from FEMA was \$4 million less than the acquisition value,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, to authorize the City Manager, or his designee, to use LOST funds for the gap in funding between the appraised value and acquisition value of the TrueNorth site for the Cedar Rapids Public Library facility.

Passed this 14th day of December, 2010.

1452-12-10, approving five sites recommended by the Recreation Center Site Selection Advisory Committee be considered for the flood-related relocation of the former Time Check Recreation Center (FLOOD).

Discussion: Greg Eyerly

1453-12-10, approving the submittal of a prioritized list of Alternate Projects to FEMA (FLOOD). Nay, Council member Wieneke.

Discussion: Greg Eyerly

1454-12-10, authorizing the use of Local Option Sales Tax (LOST) funds to cover the gap in appraised value and acquisition value of the TrueNorth site for the Cedar Rapids Public Library in an amount not to exceed \$4,000,000 (FLOOD).

Discussion: Greg Eyerly

1455-12-10, Amendment No. 4 to the Agreement for Flood Related - Acquisition Services for Construction Study Area and Neighborhood Revitalization Area with ProSource Technologies, Inc. specifying an increased amount not to exceed \$2,900,000 to reflect an additional scope of work due to program changes (original amount is \$4,859,200; total amount with amendment is \$7,953,650) (FLOOD). Nays, Council members Karr, Podzimek and Vernon.

Ordinance No. _____, being an Ordinance amending Chapter 10 of the Municipal Code, Parks and Public Places, amending Section 10.03(o) to add Daniels Park to the list of parks prohibiting the use, consumption or possession of alcohol, wine or beer within the park, was presented and read the first time.

Council member Podzimek moved the approval of the Ordinance on its first reading and that it be filed in the office of the City Clerk for public inspection, as required by law, to be considered for action at a later date; seconded by Council member Gulick. Approved, Ayes, Council members Gulick, Karr, Podzimek, Shey, Shields, Swore, Vernon, Wieneke and Mayor Corbett.

Various comments and concerns were expressed by the City Council and City Manager on a variety of topics. Sandi Fowler gave an update regarding the City staff ADA Committee. Discussions were held.

City Council adjourned at 8:42 PM to meet Tuesday, December 28, 2010 at 5:30 PM.

Amy Stevenson, City Clerk