

Prepared By and Bill To: City Manager's Office, 319-286-5060

Return To: City Clerk, 101 First Street SE, Cedar Rapids, IA 52401

RESOLUTION NO. 0071-01-25

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AN URBAN RENEWAL PLAN FOR THE GOOGLE URBAN RENEWAL AREA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City of Cedar Rapids and rehabilitation, conservation, redevelopment, development, or combination thereof, of these areas are necessary in the interest of public health, safety, and welfare of the residents of the City; and

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an Urban Renewal Area under Iowa Law and has caused there to be prepared a proposed Urban Renewal Plan (the "Plan") for the Google Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein which proposed Plan is attached hereto as Exhibit 1; and

WHEREAS, this proposed Urban Renewal Area includes and consists of an area of approximately 415 acres, more or less, located at 6312 Edgewood Road SW, including public rights-of-way, as illustrated in Attachment A to the Plan, and described as:

Being a portion of land located within Sections 7, 18 and 19, in Township 82 North, Range 7 West and within Sections 12 through 15, and 22 through 24, in Township 82 North, Range 8 West, all within the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Being Parcel A of Plat of Survey No. 2834 and the entire rights-of-way of Edgewood Road SW and 76th Avenue SW adjoining thereto including the corner cutbacks of all four quadrants of the intersection of the two roads.

And

The entire 76th Avenue SW right-of-way beginning at the south ¼ corner of Section 13, Township 82 North, Range 8 West of the 5th P.M., and terminating at the southwest corner

of the southeast ¼ of the southeast ¼ of Section 15, Township 82 North, Range 8 West of the 5th P.M.

And

The north 20 feet of Parcel A of Plat of Survey No. 2828 as measured by a line parallel with and 20 feet south of the southerly right-of-way of the Cedar Rapids & Iowa City Railway.

And

The entire Old Bridge Road right-of-way beginning at the northwest corner of the Parcel A of Plat of Survey No. 2828; thence north to a point being 600 feet south of the southeast corner of Parcel A of Plat of Survey No. 1374, said road being within a portion of Sections 12 and 13, Township 82 North, Range 8 West of the 5th P.M.

WHEREAS, it is necessary that the Area be developed as an economic development project and be part of the overall development covered by the Plan; and

WHEREAS, the urban renewal law requires the City Council to submit a proposed urban renewal plan to the City Planning Commission for review and recommendation as to its conformity with the general plan for the development of the community as a whole, prior to the City Council approval of such urban renewal plan; and

WHEREAS, the Plan was reviewed by the City Planning Commission on January 2, 2025, with the finding that the Plan is in conformity with the general plan for the development of the City as a whole; and

WHEREAS, by Resolution No. 1713-12-24, the Cedar Rapids City Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held on Monday, December 30, 2024 at 9:00 a.m., and all responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Economic Development Analyst filed herewith and attached as Exhibit 2 and by this reference incorporated herein, which report is in all respects approved; and

WHEREAS, by Resolution No. 1713-12-24, the Cedar Rapids City Council also set a public hearing on the adoption of the proposed Plan for the meeting on January 28, 2025 commencing at 4:00 p.m., and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Cedar Rapids Gazette and by mail to the affected taxing entities, which notice set forth the time and place for this hearing that nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Rapids, Iowa as follows:

Section 1. The recitals contained hereinabove are found to be true and correct and incorporated herein.

Section 2. The findings and conclusions set forth or contained in the Plan concerning the area of the City of Cedar Rapids, State of Iowa, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 3. The City Council further finds:

- A. Although relocation is not expected, a feasible method exists for the relocation of any families who may be displaced from the Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- B. The Plan conforms to the general plan for the development of the City as a whole; and
- C. The City does not immediately expect to acquire land within the Area.
- D. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards, local community objectives, and in accordance with the City's comprehensive plan, EnvisionCR.

Section 4. The Google Urban Renewal Area is an economic development area within the meaning of the urban renewal law; that the Area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of the urban renewal law; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 5. The Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Google Urban Renewal Plan for the City of Cedar Rapids, State of Iowa"; The Plan, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Plan and the proceedings of this meeting.

Section 6. The Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Linn County, Iowa, to be filed and recorded in the manner provided by law.

Section 7. Notwithstanding any resolution, ordinance, plan, amendment or any other document, the Plan shall be in full force and effect from the date of this Resolution until the City Council amends or repeals the Plan.

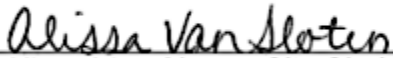
Passed this 28th day of January, 2025.

Voting: Council member Poe moved the adoption of the resolution; seconded by Council member Vanorny. Adopted, Ayes, Council members Maier, Olson (Scott), Overland, Poe, Todd, Vanorny and Mayor O'Donnell. Abstain, Council member Olson (Tyler).



Tiffany D. O'Donnell, Mayor

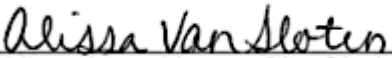
Attest:



Alissa Van Sloten, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF LINN)

I, Alissa Van Sloten, City Clerk of the City of Cedar Rapids, Iowa, do hereby certify that the above and foregoing Resolution and attached documents are true and authentic documents of the City of Cedar Rapids, as full and complete as the same of record and on file in my office, on this 28th day of January, 2025.



Alissa Van Sloten, City Clerk

EXHIBIT 1



URBAN RENEWAL PLAN
for the
GOOGLE URBAN RENEWAL AREA

**As Approved by City Council
Resolution No. 0071-01-25**

Prepared by:
City Manager's Office
City of Cedar Rapids, Iowa
City Hall
101 First Street SE
Cedar Rapids, Iowa 52401

I. INTRODUCTION

This Urban Renewal Plan (the "Urban Renewal Plan") has been prepared by the City of Cedar Rapids, Iowa (the "City") to provide for the development of the Google Urban Renewal Area (the "Project Area") of the City, and to stimulate, through public actions, financings and commitments, private investment in the urban renewal Project Area. In order to achieve these objectives, the City shall undertake the urban renewal actions specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapters 403 and 15A of the Code of Iowa, 2023, as amended (the "Code").

II. URBAN RENEWAL PLAN OBJECTIVES

The City hereby designates the Project Area as an "economic development area" as defined under Chapter 403. The primary objectives of this Urban Renewal Plan for the Project Area are as follows:

1. To stimulate through public action and commitment, private investment in redevelopment and new development;
2. To plan and provide sufficient land for new and expanding private development;
3. To attract new businesses to the City and to encourage the expansion of existing City businesses;
4. To provide for the creation of new jobs and the retention of existing jobs;
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives;
6. To ensure that the Project Area is adequately served with public facilities, roadways, trails, parks and open space, utilities and services; and
7. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities for City residents and strengthening the property tax base of the City.

III. DESCRIPTION OF PROJECT AREA

The Project Area is an "urban renewal area" as defined in the Code and is located within the City of Cedar Rapids, Linn County, Iowa. The boundaries of the Project Area are illustrated on the Project Area Map attached hereto as Attachment A.

The Project Area consists of approximately 415 acres, more or less, in the City of Cedar Rapids, Iowa and being described as follows:

Being a portion of land located within Sections 7, 18 and 19, in Township 82 North, Range 7 West and within Sections 12 through 15, and 22 through 24, in Township 82 North, Range 8 West, all within the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Being Parcel A of Plat of Survey No. 2834 and the entire rights-of-way of Edgewood Road SW and 76th Avenue SW adjoining thereto including the corner cutbacks of all four quadrants of the intersection of the two roads.

And

The entire 76th Avenue SW right-of-way beginning at the south ¼ corner of Section 13, Township 82 North, Range 8 West of the 5th P.M., and terminating at the southwest corner of the southeast ¼ of the southeast ¼ of Section 15, Township 82 North, Range 8 West of the 5th P.M.

And

The north 20 feet of Parcel A of Plat of Survey No. 2828 as measured by a line parallel with and 20 feet south of the southerly right-of-way of the Cedar Rapids & Iowa City Railway.

And

The entire Old Bridge Road right-of-way beginning at the northwest corner of the Parcel A of Plat of Survey No. 2828; thence north to a point being 600 feet south of the southeast corner of Parcel A of Plat of Survey No. 1374, said road being within a portion of Sections 12 and 13, Township 82 North, Range 8 West of the 5th P.M.

IV. PROJECT AREA ACTIVITIES

As a means of assisting in the development of the Project Area and fulfilling the objectives of this Urban Renewal Plan, the City may determine:

1. To undertake and carry out urban renewal project activities through the execution of contracts and other instruments;
2. To arrange for or cause to be provided the construction or repair of public infrastructure improvements, including street, water, sanitary sewer and storm sewer systems, traffic signals, and public utilities or other facilities in connection with urban renewal projects;
3. To acquire property through a variety of means (purchase, lease, exchange, condemnation, donation or otherwise) and to hold, clear or prepare the property for redevelopment;
4. To dispose of property so acquired (by sale, lease, exchange or otherwise) for purposes of private redevelopment;
5. To provide financing to pay a portion of the cost of construction of new facilities and developments;
6. To undertake or cause to be undertaken the construction of specific site improvements, such as grading and site preparation activities, access roads and parking, fencing, utility connections and related activities, in connection with the disposition of property;
7. To make loans or grants to private persons or businesses for economic development purposes on such terms as may be determined by the City Council;
8. To borrow money and provide security therefor;
9. To provide for relocation benefits as required by law;
10. To establish and enforce controls, standards and restrictions on land use and buildings;
11. To make or have made surveys and plans necessary for the implementation of the urban renewal program and specific urban renewal project activities;
12. To use tax increment financing to provide for necessary physical improvements and infrastructure, and to fund other urban renewal project costs; or
13. To use any and all other powers, without limitation, granted by the Iowa Code to develop and provide for improved economic conditions in the City of Cedar Rapids, Iowa.

V. SPECIAL FINANCING ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage private investment in and the development of the Project Area, the City may determine to provide financial assistance to qualified private businesses through the making of loans or grants under Chapter 15A of the Code and through the use of tax increment financing under Chapter 403 of the Code.

1. Chapter 15A Loans or Grants. The making of loans or grants of public funds to private businesses within the Project Area may be deemed necessary or appropriate for economic development purposes (as defined in Chapter 15A of the Code) and to aid in the planning, undertaking and carrying out of urban renewal project activities authorized under this Urban Renewal Plan and the Code. Accordingly, in furtherance of the objectives of this Urban Renewal Plan, the City may determine to issue general obligation bonds, tax increment revenue bonds or other such obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Project Area. Alternatively, the City may determine to use available funds, including tax increment revenues from the Project Area, for making such loans or grants. In determining qualifications of recipients and whether to make any such individual loan or grant, the City shall consider, among other things, one or more of the factors set forth in Section 15A.1 of the Code on a case-by-case basis.
2. Tax Increment Financing. Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing (TIF) mechanism to finance costs of public improvements, economic development incentives associated with identified Projects, or for any other lawful purposes in furtherance of this Plan generally. The City intends to establish an ordinance to utilize tax increment financing as a means to help pay for the costs associated with the development of the Project Area in accordance with the Plan objectives and projects undertaken in accordance with this Plan. In addition, the City may utilize tax increment (special) revenue bonds or other such obligations or loan agreements may be issued by the City, and tax increment reimbursement may be sought for, among other things, the following costs (if and to the extent incurred by the City):
 - a. The construction of public improvements, such as streets, sanitary sewers, storm sewers, water mains, trails or sidewalks;
 - b. The acquisition of property or providing relocation benefits;
 - c. Provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with urban renewal projects identified herein;
 - d. The making of loans or grants to private businesses under Chapter 15A and 403 of the Code, including debt service payments on any bonds or notes issued to finance such loans or grants;
 - e. Any other purposes as identified for herein.
3. General Obligation Bonds. Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell General Obligation Bonds (“GO Bonds”) for specified essential and general corporate purposes, include the acquisition and construction of certain public improvements within the Area or incenting development consist with this Plan. Such GO Bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Cedar Rapids. It is the

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15A, Chapter 15, Chapter 403, Chapter 427B, or any other provision of the Code in furtherance of the objectives of this Urban Renewal Plan.

VI. PROPERTY ACQUISITION

The property, besides existing public right-of-way or planned right-of-way, located within the Project Area is privately owned and the City does not presently intend to acquire any land in the Project Area for purposes of private development, other than property that will be dedicated and platted to the City for right-of-way. Areas may be identified for acquisition in the future for the following purposes:

1. To provide sites for needed private and public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted criteria for the development of such facilities;
2. To assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan; or
3. To acquire any and all interests in any property within the Project Area which in any way dominates or controls usage of other real property proposed to be acquired.

VII. CLEARANCE AND DISPOSITION OF PROPERTY

The property located within the Project Area is privately owned and the City does not presently intend to clear or dispose of property in the Project Area. If the City makes improvements in preparation for redevelopment or transfer of land to private developers, all improvements will be accomplished in accordance with the goals and objectives of this Urban Renewal Plan and in concert with other actions to ensure timely improvement of the land.

The City may advertise and solicit development proposals, may negotiate directly with prospective developers, and may dispose of all or a portion of any property acquired by it for the purpose of redevelopment in accordance with the goals and objectives of this Urban Renewal Plan. The property so disposed of may include vacated right-of-way and other lands under public ownership which are not needed for public purposes.

The City may subdivide, vacate or otherwise change the recorded arrangement of property under its control to accomplish the goals and objectives of this Urban Renewal Plan.

VIII. LAND USE DEVELOPMENT & ZONING

The planning criteria to be used to guide the physical development of the Project Area are those standards and guidelines contained within the City's Comprehensive Plan – EnvisionCR approved on January 27, 2015, as amended from time to time. Included in EnvisionCR is an adopted Future Land Use Map, attached hereto as Attachment B, which outlines the future land uses in the Project Area. The Project Area incorporates multiple land uses to accommodate industrial and commercial growth. This Plan is in conformity with the City's Comprehensive Plan, which is the general plan for the development of the City as a whole.

IX. PROJECT AND CITY INDEBTEDNESS

The City may agree to make economic development grants to any developer purchasing land for development in the Project Area in consideration for certain employment commitments and other covenants expected to be made by the developer. As such, the eventual level of City participation in both private and public improvements for the economic development of the Project Area cannot be fully determined at this time. However, the City has identified several projects, as identified in Section XV herein, which propose the use of tax increments.

At the present time, it is anticipated that future City tax increment collections for project-related activities within the Project Area will not exceed \$26,800,000 in aggregate amount during the term of this Urban Renewal Plan. Proceeds of such tax increment collections are currently expected to be used to fund public improvements within the development property and along Edgewood Road SW and 76th Avenue SW, including administrative-related costs incurred in connection with the identified projects in the Project Area.

Currently, the City of Cedar Rapids' outstanding general obligation indebtedness is \$396,830,000 (as of Fiscal Year 2025 beginning July 1, 2024). The Constitution of the State of Iowa limits the amount of City debt outstanding at any time to no more than five (5) percent of the value (as shown by the last certified state and county tax list) of all taxable property within the City. The City's

constitutional debt limit is \$767,556,916 as of July 1, 2024 (for FY2025 and based on assessed property valuations as of January 1, 2023).

X. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local law will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

XI. SEVERABILITY

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, or lack of authorization or enforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

XII. AMENDMENT OF URBAN RENEWAL PLAN

This Urban Renewal Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Code. Any change affecting any property or contractual right will be effectuated only in accordance with applicable state and local law.

XIII. EFFECTIVE DATE

This Urban Renewal Plan shall be effective upon adoption by the City Council of the City of Cedar Rapids, Iowa, and shall remain in full force and effect until amended or rescinded by the City Council. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code) by the City for activities carried out under this Urban Renewal Plan shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law, including Iowa Code Section 403.17(10).

XIV. PROPOSED URBAN RENEWAL PROJECT ACTIVITIES

Development Agreements

The following are private redevelopment projects in the Project Area which are being induced by grants and/or loans provided through the use of tax increments:

Project	Description & Rationale	Additional details
	None at this time	

Public Improvements

Use of tax increments within the Project Area for improvements to streets, highways, avenues, public ways, and public grounds; installation of street lighting fixtures, connections and facilities; installation and repair of traffic signals and control devices; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; improvement and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches; construction, reconstruction, repair, and relocation of sanitary sewer, storm sewer, water, and fiber optic infrastructure;

Project	Description & Rationale	Estimated Indebtedness for the Project*
76 th Ave Road Improvement	The City anticipates improving 76 th Avenue from Edgewood Road west to the City limits. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community.	\$23 million
Utility Extension along 76 th Ave	The City anticipates the extension of water main improvements along 76th Avenue from Edgewood Road to Tissel Hollow Road. This project involves 8,000 feet of 16-inch water main with valves and hydrants. This extension of infrastructure will allow for private development which will add taxable value and jobs to the community.	\$1.75 million
Sanitary Sewer Improvement	The City anticipates the extension of approximately 5,600 feet of sanitary sewer main from Old Bridge Rd to 76 th Ave SW to allow for private development which will add taxable value and jobs to the community	\$2 million

Property Acquisition

The following is a list of properties anticipated to be acquired or disposed of by the City to further the objectives of the Plan and in accordance with the Urban Renewal Law:

No properties are expected to be acquired as part of this plan

Property Disposition

The following is a list of properties anticipated to be disposed of by sale or lease for private redevelopment with Section 403.8 of Urban Renewal Law:

No properties are expected to be disposed as part of this plan

Programs

The City intends to use tax increments for the following programs:

Program	Program Description	Estimated Indebtedness
No projects associated with this Plan		

Administration

The City expects to use tax increments for ongoing legal, consulting, recording, publication, administration and oversight of eligible projects, project financial gap analysis reports, real estate appraisals, and other miscellaneous fees associated with projects occurring within the Project Area. Current administrative expenses are estimated to be \$50,000 annually.

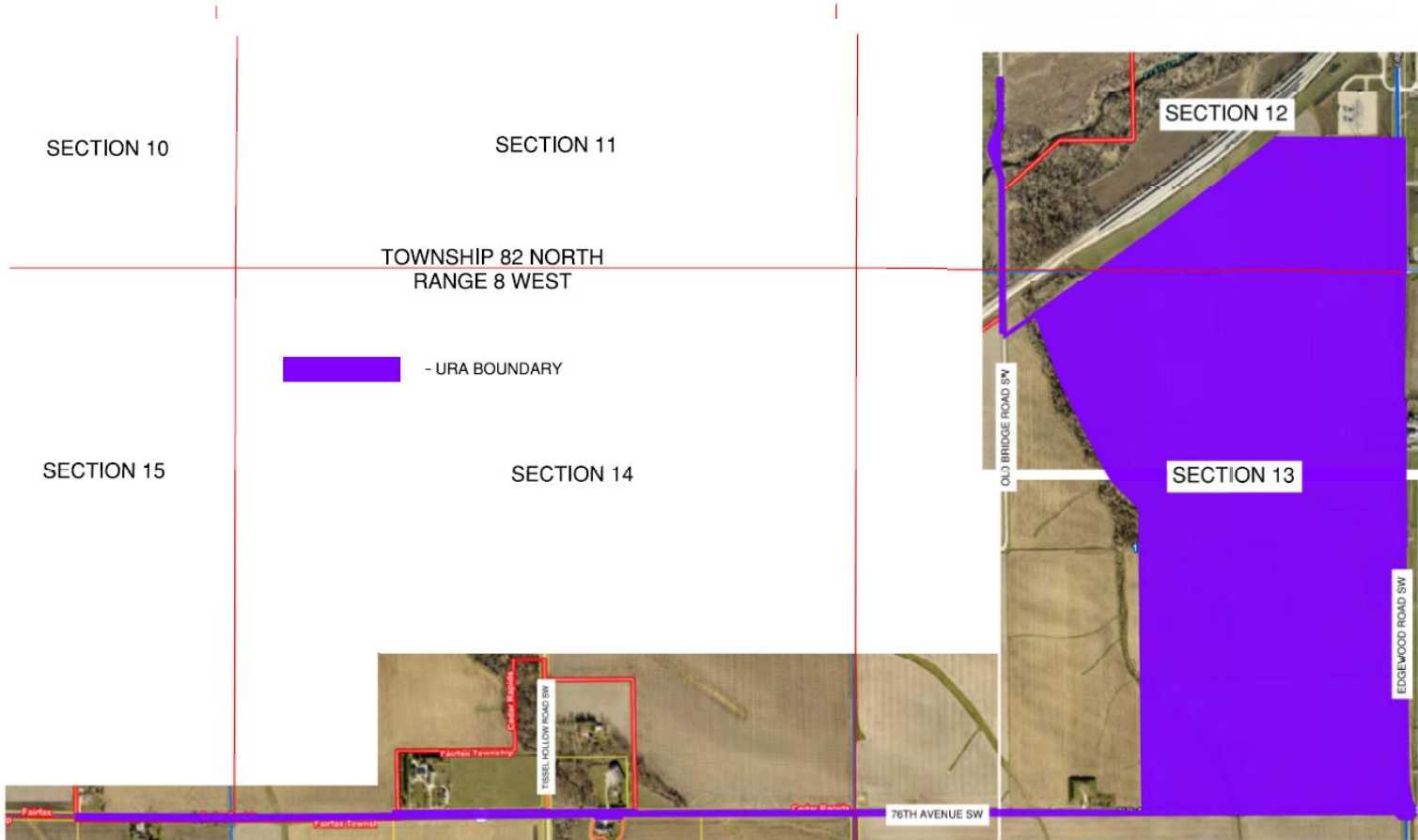
XV. Agricultural Land Consents

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreement(s) are, or will be, attached hereto as Attachment “D”. The original signed agreement(s) will be placed on file in the City Clerk’s office.

XVI. Joint City/County Agreement

In accordance with Section 403.17(4) of the Code of Iowa, a City may exercise urban renewal powers with respect to property which is located outside but within two (2) miles of the boundary of a City only if the City obtains the consent of the County within which such property is located. A Joint Agreement, which gives the City permission to include property outside the City limits in the Urban Renewal Area, has been executed by the City of Cedar Rapids and Linn County. A form of the Joint Agreement is attached as Attachment E. The original is on file at City Hall.

ATTACHMENT A
GOOGLE
URBAN RENEWAL AREA BOUNDARY



LEGAL DESCRIPTION

Being a portion of land located within Sections 7, 18 and 19, in Township 82 North, Range 7 West and within Sections 12 through 15, and 22 through 24, in Township 82 North, Range 8 West, all within the Fifth Principal Meridian, Linn County, Iowa described more or less as follows:

Being Parcel A of Plat of Survey No. 2834 and the entire rights-of-way of Edgewood Road SW and 76th Avenue SW adjoining thereto including the corner cutbacks of all four quadrants of the intersection of the two roads.

And

The entire 76th Avenue SW right-of-way beginning at the south $\frac{1}{4}$ corner of Section 13, Township 82 North, Range 8 West of the 5th P.M., and terminating at the southwest corner of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 15, Township 82 North, Range 8 West of the 5th P.M.

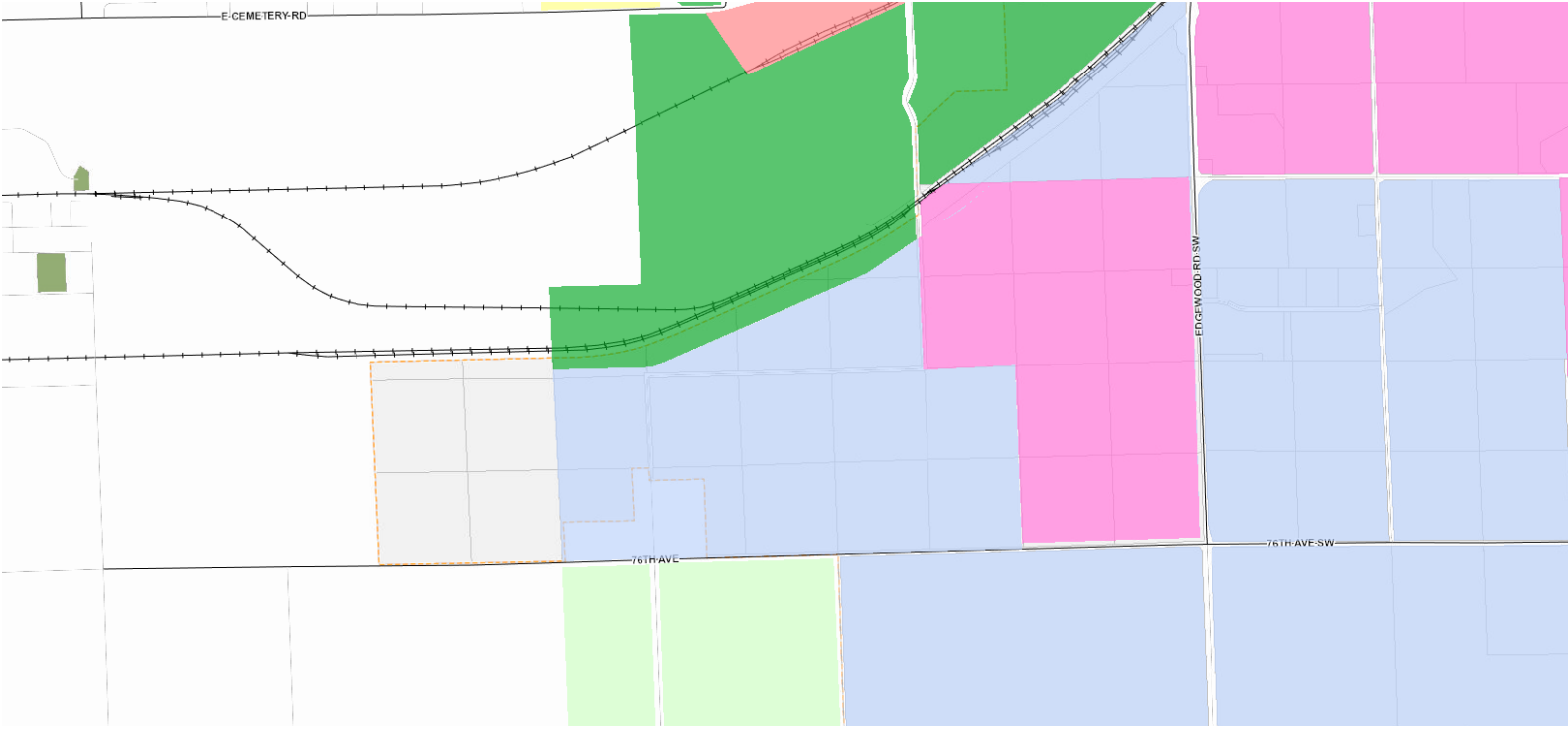
And

The north 20 feet of Parcel A of Plat of Survey No. 2828 as measured by a line parallel with and 20 feet south of the southerly right-of-way of the Cedar Rapids & Iowa City Railway.

And

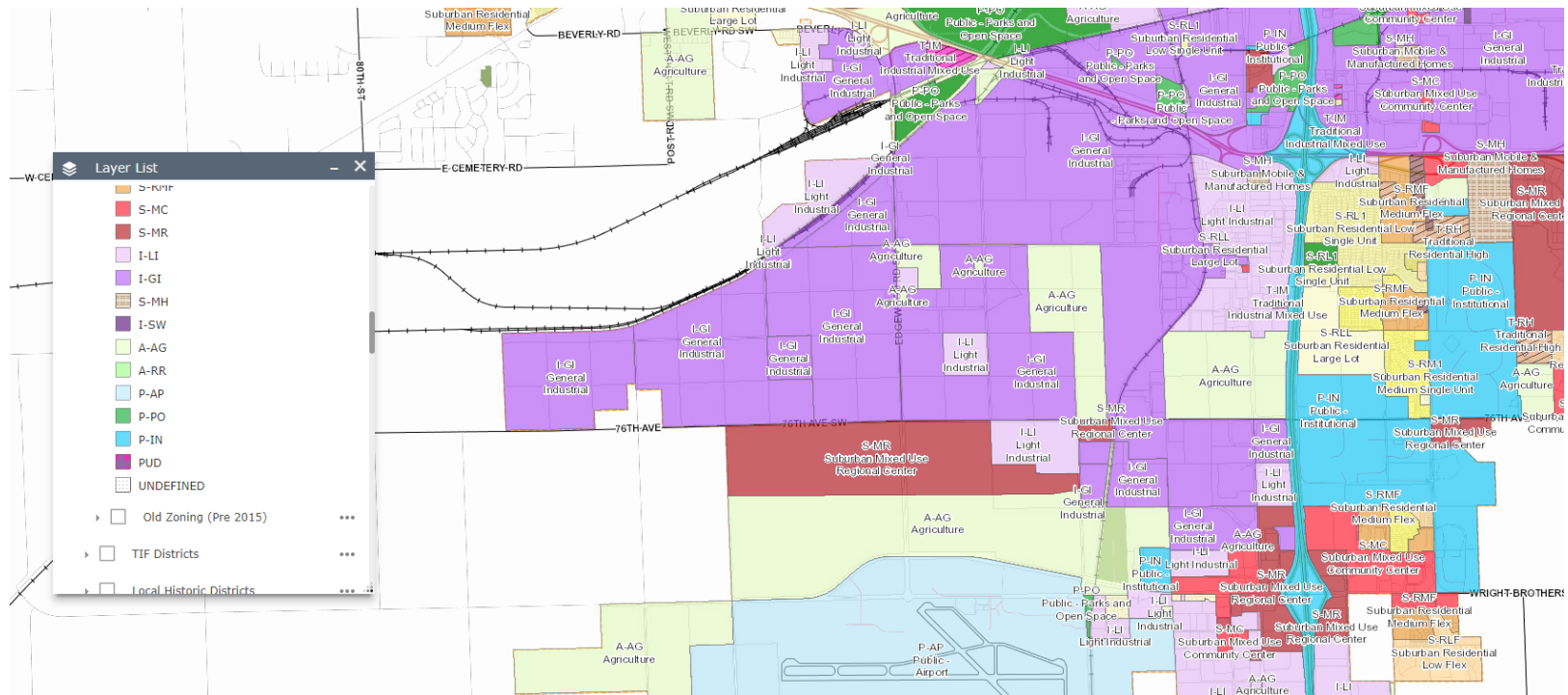
The entire Old Bridge Road right-of-way beginning at the northwest corner of the Parcel A of Plat of Survey No. 2828; thence north to a point being 600 feet south of the southeast corner of Parcel A of Plat of Survey No. 1374, said road being within a portion of Sections 12 and 13, Township 82 North, Range 8 West of the 5th P.M.

ATTACHMENT B
FUTURE LAND USE MAP



ATTACHMENT C

ZONING MAP



Attachment D

AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE GOOGLE URBAN RENEWAL AREA

WHEREAS, the City of Cedar Rapids, Iowa, (the “City”) has proposed to establish the Google Urban Renewal Area (the “Urban Renewal Area”), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of “agricultural land” set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of “agricultural land” in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of “agricultural land” that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that the City of Cedar Rapids, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of the City of Cedar Rapids, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this _____ day of _____, 2024.

Name of Agricultural Landowner: _____

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner’s behalf)

Signature: _____

Date: _____

Print Name: _____

Attachment E

JOINT CITY/COUNTY AGREEMENT

WHEREAS, the City of Cedar Rapids, Iowa (the "City") has proposed to establish the Google Urban Renewal Area (the "Urban Renewal Area"), within Linn County, Iowa (the "County"), which Urban Renewal Area would include property that is outside, but within two miles of, its corporate boundaries for the purpose of engaging in proposed urban renewal projects within the Urban Renewal Area; and

WHEREAS, the City Council has reviewed the Urban Renewal Plan for said Urban Renewal Area, and has determined that the proposed Urban Renewal Area and completion of the eligible projects described therein are in the best interests of the City; and

WHEREAS, Iowa Code Section 403.17(4) requires the City to obtain consent of the County to include property that is outside, but within two miles of, the City's corporate limits in the Urban Renewal Area before the City can proceed with the Plan.

NOW THEREFORE, LINN COUNTY, STATE OF IOWA AND THE CITY OF CEDAR RAPIDS, STATE OF IOWA, AGREE AS FOLLOWS:

1. The Board of Supervisors of Linn County, State of Iowa hereby agrees and authorizes the City of Cedar Rapids, State of Iowa, to establish the Urban Renewal Area as described in the Plan and consents to the City's inclusion of property that is outside, but within two miles of, the City's corporate limits in the Urban Renewal Area.

2. This "joint agreement" is intended to meet the county consent requirements of Iowa Code Chapter 403.17(4) with respect to the City's "area of operation" with respect to the Google Urban Renewal Area located in and within two miles of the City.

3. This Joint Agreement has been duly authorized by the governing bodies of Linn County, State of Iowa and the City of Cedar Rapids, State of Iowa.

Exhibit 2



City Manager's Office
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5683

To: City Council
From: Scott Mather, Economic Development Coordinator
Subject: Consultation with affected taxing agencies – Google Urban Renewal Area
Date: January 8, 2025

REPORT ON CONSULTATION WITH AFFECTED TAXING AGENCIES GOOGLE URBAN RENEWAL AREA

Chapter 403 of the Code of Iowa ("Urban Renewal Law") outlines requirements for undertaking urban renewal projects and activities including the timely notice and consultation with affected taxing entities on the urban renewal activities and the division of revenue therein. In connection with the proposed Urban Renewal Plan for the Google Urban Renewal Area, after due and proper notice as required by the Urban Renewal Law, a consultation with affected taxing entities was held on Monday, December 30th at 9:00 a.m. No representatives from any taxing entities were present and the consultation was closed at 9:20 a.m. In addition, no written comments have been received by the within seven (7) days of the consultation which require a written response on behalf of the City.