AGENDA ITEM TITLE:
Discussion regarding Low to Moderate Income (LMI) Set-Aside Fund Grant Award.

ACTION REQUESTED/RECOMMENDED:
N/A

BUDGET INFORMATION:
Was this expenditure budgeted? Yes
Amount: $150,000
GL Account: 140.620.6910.01

Budget Status: On Budget

*If multiple accounts, list below in summary

If the matter was not budgeted, explain why funding is requested?
N/A

SUMMARY/EXPLANATION:
Under the State Urban Renewal statute, cities may create tax increment financing districts for the benefit of residential property. However, unlike economic development districts these come with a specific requirement if the city uses tax increment financing dollars to benefit market rate housing. When a city does a project that benefits market rate residential, additional proceeds from the TIF district must be “set aside” to be used for projects that benefit low to moderate income residents of the community.

Cities are given broad discretion in how this is applied. The amount of set-aside dollars are determined by the percentage of low to moderate income residents in the county. For Linn County, that is typically around 32% (it varies some year to year). If Marion spent $1m on a project, an additional $320,000 would be available for low to moderate income projects. A significant benefit to the LMI set-aside dollars is that usage is not restricted to the TIF district generating the funds-they can be used anywhere in the community. There is also not a hard set standard on how quickly the city must use the funds.

The Winslow Road Urban Renewal Area and its underlying TIF district was set up for residential benefit. It was initially used to help with the cost of constructing a new bridge on Winslow Road when Hunter’s Ridge was being developed. Marion used the first round of set-aside dollars to fund a variety of project, including owner-occupied housing rehabilitation and grants given to agencies that deal with rental assistance, homelessness prevention, and senior housing. Having reviewed the remaining available funds, the staff is recommending the following uses to the City Council.

Current set-aside dollars came from the construction of Connection Avenue between 10th Street and Winslow Road. That project was just over $1m, and Marion collected the set-aside funds to meet the statutory obligation. Of the remaining $285,000 budgeted, Marion has committed or used funds for the following purposes:

- Linn County Housing Trust Fund $45,000
- Microgrant Program via Civil Rights Commission $20,000
- Bus Shelter on Southview Drive $7,000
When evaluating potential projects, the city looks at several different criteria. For example, those with a longer estimated life or benefit would be higher priority. Additionally, projects with wider benefit to the community (for example, beyond just one address) would have higher priority. Leveraging of outside or additional funds to match the city contribution also adds priority.

As council is aware, the city has also entered into a partnership with Marion Independent School District and MEDCO to develop a unique neighborhood preservation and education experience. This is a project that has generated a lot of interest and enthusiasm as it builds neighborhood stability, housing value, and job skills for the future workforce all at the same time. Investments will have a long life as they are physical improvements to property, and multiple sites are expected to be completed. Additional dollars are being leveraged through the contribution of MEDCO Holding Company and the in-kind contribution of project management and labor from Marion Independent. Staff is recommending that $100,000 of the remaining balance be committed for this program.

The second project staff is recommending is the mobile library. The mobile branch will be a new service offered by the Marion Library that will provide significant benefit to low to moderate income residents by bringing services directly to neighborhoods and different places of residence. It has several advantages that make it meet high priority criteria. First, it is a long-term asset with a significant estimated service life. Second, it is not geographically limited and will be providing services that are not available to LMI populations across the city. Third, the contribution will leverage additional outside dollars as fundraising continues for the project. A $50,000 contribution is recommended for this project.

Approximately $63,000 remains to be allocated from the Winslow funds. There are no other pending proposals awaiting a decision. Additionally, the new Echo Hill Urban Renewal Area will very likely be a residential district that will generate future LMI set-aside funds. It is also not too early to start looking at the future to Marion exceeding the 50,000 population mark and starting to receive direct housing dollars from the federal government that must also be used to benefit low to moderate income populations (Block Grant). For those reasons, the staff is recommending that the Council establish a housing board or commission that will participate in the distribution of the remaining and anticipated future LMI set-aside funds. This will position Marion to have an experienced housing board that can step into administration and oversight of the block grant dollars in the future.

**BACKGROUND/PREVIOUS COUNCIL ACTION:**
- Establishment of Winslow Road Urban Renewal Area September 2000
- Completion of Connection Avenue Project 2010
- FY 21 Budget for Winslow LMI of $285,000 April 2020

**CONTRACT INFORMATION:**

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**STAFF CONTACT:**

| Lon Pluckhahn |
| 319-743-6302 |
| lpluckhahn@cityofmarion.org |
AGENDA ITEM TITLE:
Discussion regarding adding video recording capabilities to Council Chambers.

ACTION REQUESTED/RECOMMENDED:
N/A

BUDGET INFORMATION:
Was this expenditure budgeted? N/A
Budget Status: N/A

Amount: 
GL Account: *If multiple accounts, list below in summary
CIP #

If the matter was not budgeted, explain why funding is requested?
N/A

SUMMARY/EXPLANATION:
Staff would like to get Council’s opinion on if video recording capabilities should be added to the Council Chambers. The video could be set to alternate between the live view of board/commission and any PowerPoint or visual that was being shown. The video could also be streamed live on YouTube and/or our website.

In reviewing proposals for agenda management software, a feature that is commonly provided is to link your agenda or minutes to the audio or video file. For example, when a user clicks on a particular motion, resolution or discussion, the audio or video file will jump to the specific location that item was discussed.

Staff feel adding video capabilities for meetings that are in the Council Chambers (City Council, Zoning Board of Adjustments and Planning & Zoning Commission) will add an extra component of transparency for residents.

BACKGROUND/PREVIOUS COUNCIL ACTION:
N/A

CONTRACT INFORMATION:
Original Contract: Amount Expended to Date: 
Total Change Order(s): Percent Expended to Date: 
Total Contract: 

STAFF CONTACT:
Rachel Bolender
STAFF CONTACT PHONE: 319-743-6327
STAFF CONTACT EMAIL: rbolender@cityofmarion.org
AGENDA ITEM TITLE:
E.1 Discussion regarding Flood Plain Development Permit associated with the Indian Creek Trunk Sewer Segment 7. (Staff)(SWR-17-026)

ACTION REQUESTED/RECOMMENDED: N/A

BUDGET INFORMATION:
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If the matter was not budgeted, explain why funding is requested?
N/A

SUMMARY/EXPLANATION:
This project includes the abandonment of the 48” Sanitary Sewer from north of HWY 100 to the southerly Marion Annexation Limit and the installation of a 60” diameter sanitary sewer trunk line that is utilized by Marion, Cedar Rapids, Hiawatha and Robins. As this work is being done in a floodplain a permit is required to be issued to the City by the City Engineer.

Per past policy this is just an informational item as the permits required to be issued in the floodplain are issued by the City Engineer by ordinance. This way City Council is aware of activities in the floodplain should a citizen have a question. There is also a joint army core of engineer and IDNR permit for the project. There have been several permits granted recently by the City; to the City for CIP projects including phases of CeMar and the Alburnett Road Culvert. There will be some others for additional projects that are in the floodplain.

No action is required and this is just an informational item.

BACKGROUND/PREVIOUS COUNCIL ACTION:
N/A

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STAFF CONTACT:
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