

AGENDA

CITY OF CEDAR FALLS GOAL SETTING – CITY COUNCIL – 2023 – SESSION II

**Thursday, November 30, 2023
4:00 PM – 7:00 PM
Community Center
528 Main Street, Cedar Falls**

1. Call to Order
2. Introductory Remarks
3. Review of Financial Plan for FY25 & Financial Policies
4. Review of Major Capital Projects
5. Closing Remarks
6. Adjournment

Goal Setting FY2025

November 30

December 7

December 11

December 20



Financial Plan

Financial Policy Review



Capital Improvements Program (CIP)

- 5-year plan to map out departmental requests for large capital projects
- CIP is a planning document. The only approval by council during this process is the column for upcoming budget year (FY25)
- Many funding sources (key at back of document)
 - LST – Local Option Sales Tax
 - SCF – Street Construction Fund or Road Use Tax
 - SRF – Sewer Fund
 - STW – Stormwater Fund
 - GR – General Fund – Direct impact on property taxes
 - GO – General Obligation Bonds – City's way of borrowing – Direct impact on property taxes
- Main Objective of CIP is to plan on GO sales to even out property tax impacts – City sells bonds every other year
- Also helps plan out capital projects to review rate structures for sewer, refuse, and storm water

CIP - Bonding

- 2 types City uses – GO & Revenue
- Revenue
 - Backed by revenues of project – Sewer for example
 - Usually higher interest rate
 - No impact on property taxes, however, impacts sewer rates
- General Obligation (GO) - Iowa Code Chapter 384
 - Backed by the full faith and property taxes of government
 - Lower interest rate
 - Currently have a AAA rating
 - Have to state the purpose for the bonds and must spend the funds generally within 24 months
 - Essential Corporate Purpose – streets, sidewalks, fire & police equipment, - no limitation on sale amount
 - General Corporate Purpose – generally more quality of life type of projects – parks, trails, pools, limited to \$910,000 for our population size or subject to referendum

CIP Financial Policies

Financial Policies to Develop CIP

- **Only Issue Replacement Debt** – Approximately \$3.5 - \$4 million every other year.
 - 2022 – Sold - \$3.8 million
 - 2024 – CIP - \$3.5 million
 - 2026 – CIP - \$3.5 million
 - 2028 – CIP - \$5.1 million
- **Maintain a Debt Strategy** that protects at least 25-30% of capacity.
- Capacity = 5% of assessed valuations
- City currently only using 9% of our capacity

CIP – Proposed Timeline

- 9/15-10/15/23 – Departments have submitted project requests
- 10/15-11/20/23 – Finance review requests and determines funding available
- 11/30/23 – City Council provides information on priority projects at Goal Setting
- 12/15/23 – Staff balances CIP – maps out GO sales and other funding
- 1/2/24 – CIP is presented at Council Committee and hearing is set for 1/15/24.
- 1/15/24 – Public Hearing on CIP and approval by Council.
- Projects for FY25 are incorporated into the FY25 budget.

Budget-Property Taxes

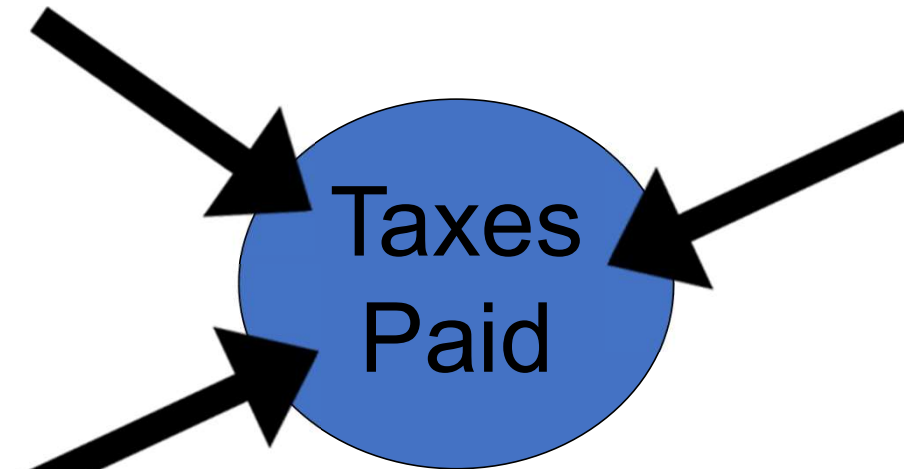


Valuations

Set by County

\$Tax Rate

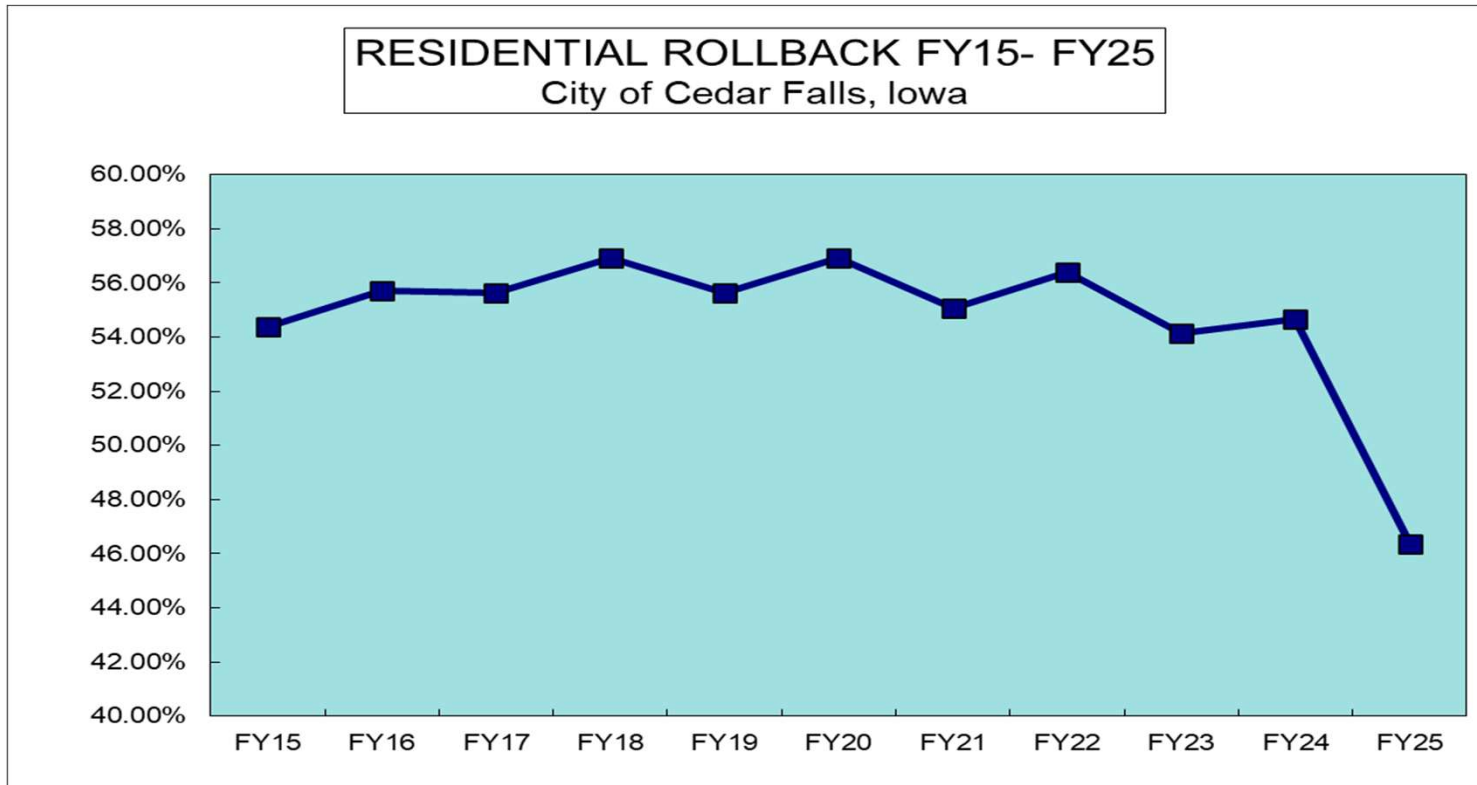
Set by City Council



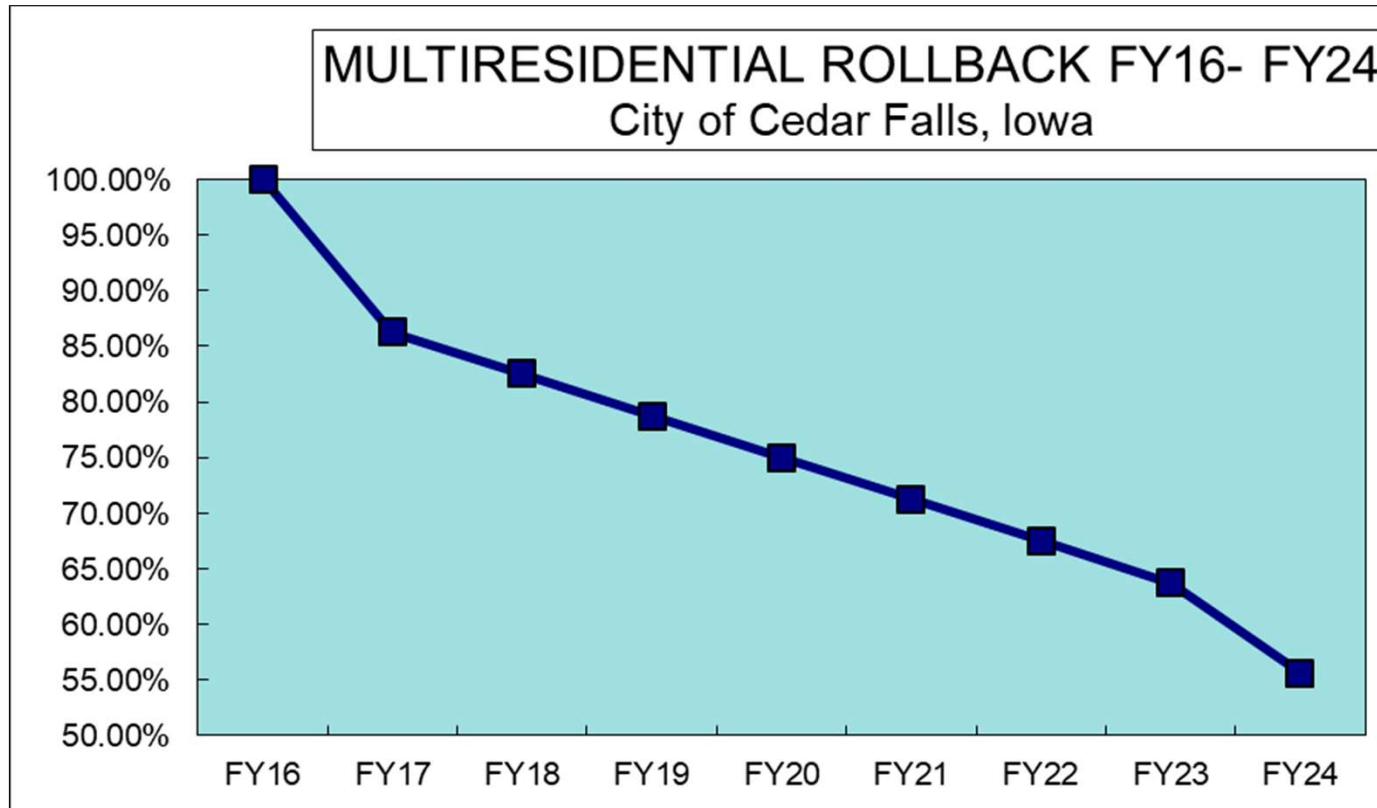
Rollback

Set by State

Financial Projections – Residential



Financial Projections – Multi-Residential



Tax Effect – FY24

	<u>Residential</u>		<u>Commercial</u>		<u>Industrial</u>		<u>Multi-Residential</u>	
Assessed Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
FY23 Rollback		54.13%		90.00%		90.00%		63.75%
Rollback Value	\$	54,130	\$	450,000	\$	900,000	\$	318,750
FY23 Tax Rate		11.510		11.510		11.510		11.510
FY23 Taxes Paid	\$	623.04	\$	5,179.50	\$	10,359.00	\$	3,668.81
FY24 Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
Revaluation		0.00%		0.00%		0.00%		0.00%
Assessed Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
FY24 Rollback		54.65%		90.00%		90.00%		54.65%
Rollback Value	\$	54,650	\$	450,000	\$	900,000	\$	273,251
FY24 Tax Rate		11.400		11.400		11.400		11.400
FY24 Taxes Paid (Projected)	\$	623.04	\$	5,130.00	\$	10,260.00	\$	3,115.06
Change in Taxes Paid	\$	0.00	\$	(49.50)	\$	(99.00)	\$	(553.76)
Percentage Change		0.00%		-0.96%		-0.96%		-15.09%

Budget Financial Policies

Financial Policies to Develop Budget

- Increase on Residential Properties no more than the CPI
 - FY24 – 54.65%
 - FY25 – 46.34%
 - 15% decrease on residential if tax rate remains the same. However, will need to take into account the increase in the home's value

Tax Effect - FY25

		<u>Residential</u>		<u>Commercial</u>		<u>Industrial</u>		<u>Multi-Residential</u>
Assessed Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
FY24 Rollback		54.65%		90.00%		90.00%		54.65%
Rollback Value	\$	54,650	\$	450,000	\$	900,000	\$	273,251
FY24 Tax Rate		11.400		11.400		11.400		11.400
FY24 Taxes Paid	\$	623.04	\$	5,130.00	\$	10,260.00	\$	3,115.06
FY25 Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
Revaluation		0.00%		0.00%		0.00%		0.00%
Assessed Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
FY25 Rollback		46.34%		90.00%		90.00%		46.34%
Rollback Value	\$	46,343	\$	450,000	\$	900,000	\$	231,714
FY25 Tax Rate		11.400		11.400		11.400		11.400
FY25 Taxes Paid	\$	528.34	\$	5,130.00	\$	10,260.00	\$	2,641.54
(Projected)								
Change in Taxes Paid	\$	(94.70)	\$	-	\$	-	\$	(473.52)
Percentage Change		-15.20%		0.00%		0.00%		-15.20%

Tax Effect - FY25

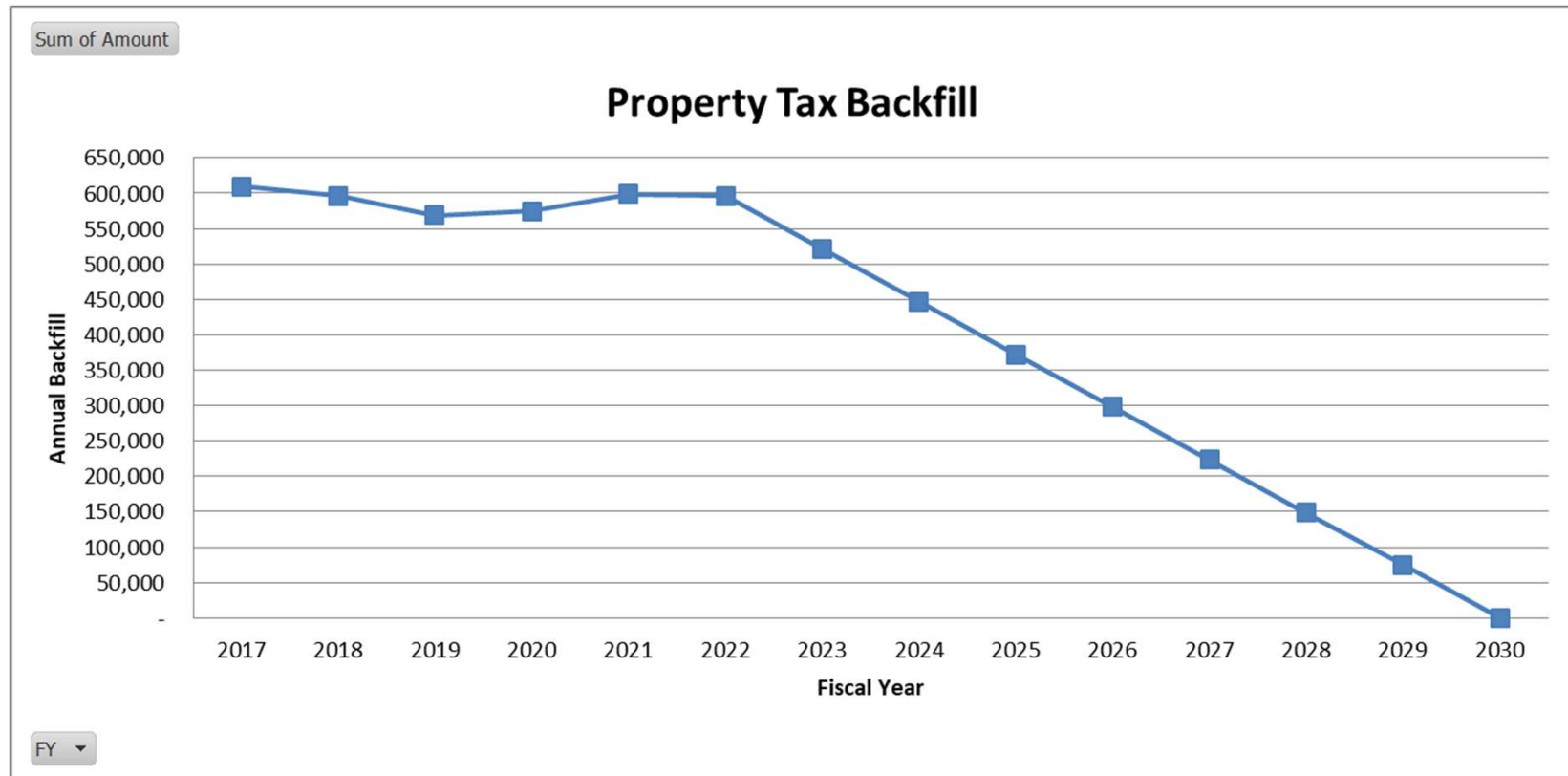
	<u>Residential</u>		<u>Commercial</u>		<u>Industrial</u>		<u>Multi-Residential</u>	
Assessed Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
FY24 Rollback		54.65%		90.00%		90.00%		54.65%
Rollback Value	\$	54,650	\$	450,000	\$	900,000	\$	273,251
FY24 Tax Rate		11.400		11.400		11.400		11.400
FY24 Taxes Paid	\$	623.04	\$	5,130.00	\$	10,260.00	\$	3,115.06
FY25 Value	\$	100,000	\$	500,000	\$	1,000,000	\$	500,000
Revaluation		20.00%		20.00%		20.00%		20.00%
Assessed Value	\$	120,000	\$	600,000	\$	1,200,000	\$	600,000
FY25 Rollback		46.34%		90.00%		90.00%		46.34%
Rollback Value	\$	55,611	\$	540,000	\$	1,080,000	\$	278,057
FY25 Tax Rate		11.400		11.400		11.400		11.400
FY25 Taxes Paid (Projected)	\$	634.00	\$	6,156.00	\$	12,312.00	\$	3,169.85
Change in Taxes Paid	\$	10.96	\$	1,026.00	\$	2,052.00	\$	54.79
Percentage Change		1.76%		20.00%		20.00%		1.76%

Budget Financial Policies

Financial Policies to Develop Budget

- Use Backfill for Capital Project

Financial Projections - Backfill



Budget Financial Policies

Financial Policies to Develop Budget

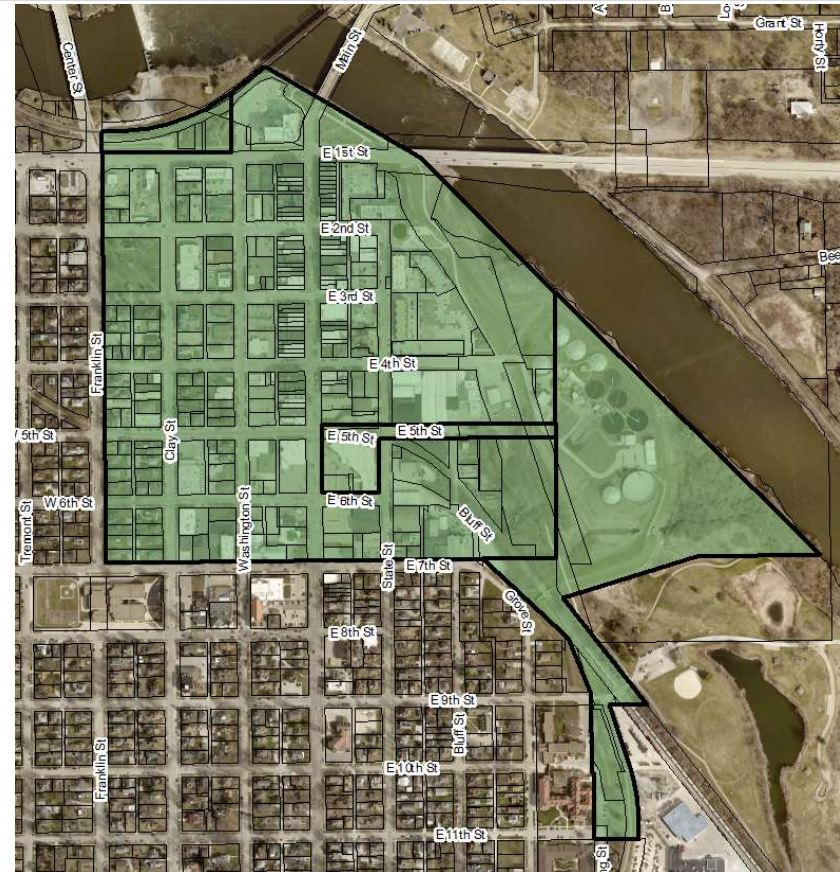
- Continue to transfer TIF release to Economic Development Fund to cashflow economic development projects.

TIF Districts

- City currently has 5 active TIF districts:
 - College Hill
 - Downtown
 - Pinnacle Prairie
 - Southern
 - Unified
- We have had two other districts in the past – Fox View Residential & Wal-Mart
- Just created Southwest District

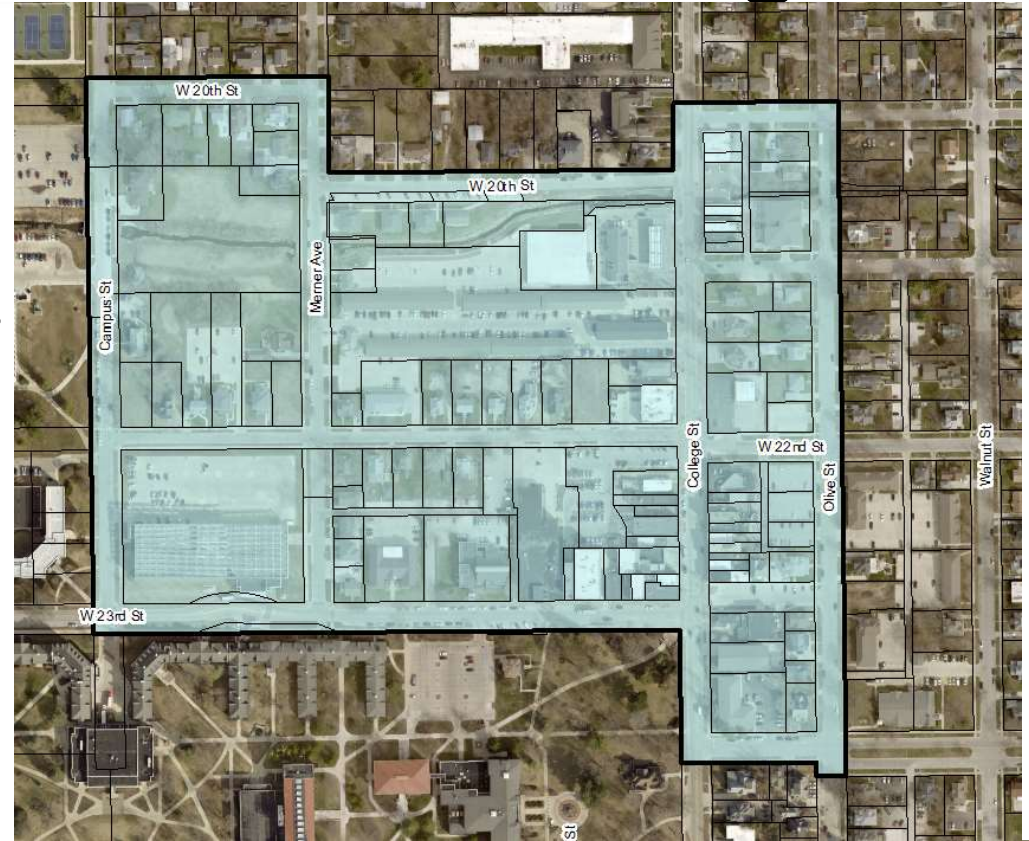
TIF Districts in Cedar Falls - Downtown

- Established 1986
- Designated as a blighted area
- No sunset date
- \$21.4 million in certified debt for projects
- \$18.3 million received in TIF revenues to payback debt
- Balance of \$3.1 million still outstanding
- \$12 million of committed projects on CIP: Rebates, Finish Streetscape, Railroad Spur, Main St. Reconstruction



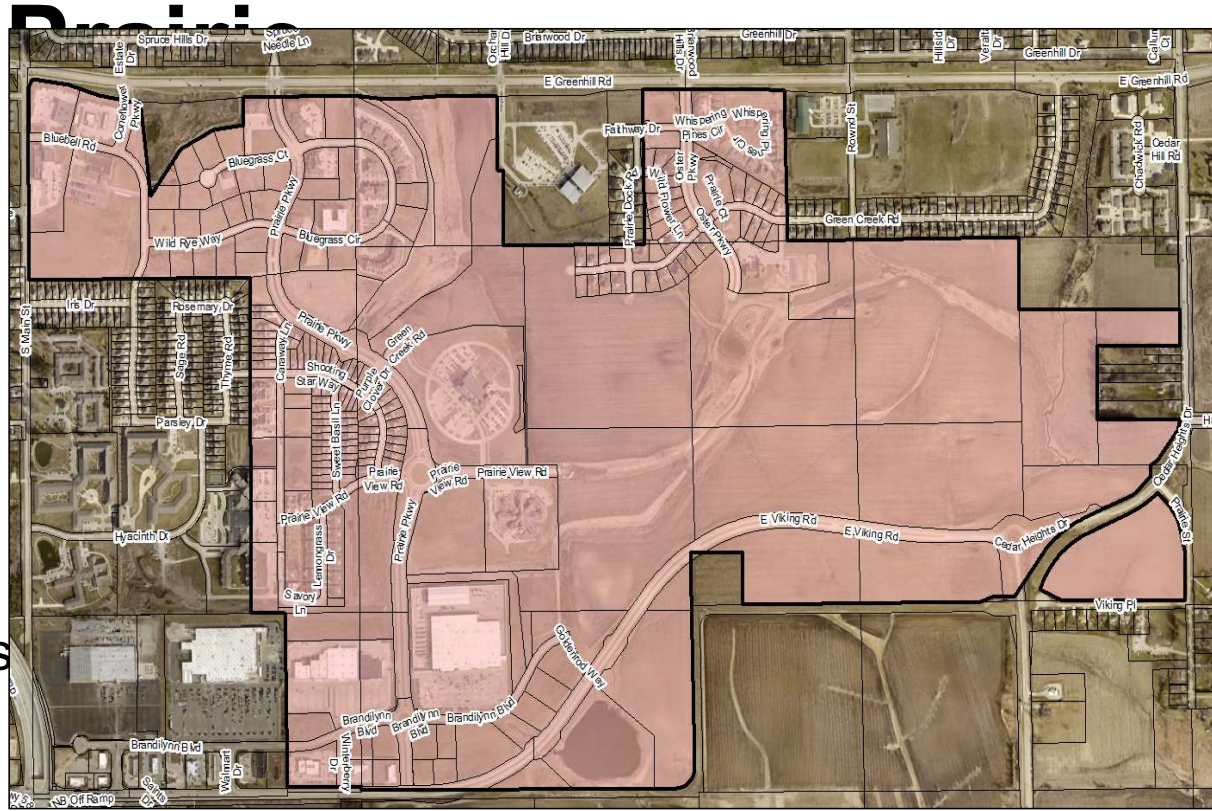
TIF Districts in Cedar Falls – College Hill

- Established 2011
- Designated as a blighted area and economic development area
- No sunset date
- \$928,000 in certified debt for projects
- \$375,000 received in TIF revenues to payback debt
- Balance of \$553,000 still outstanding
- \$3.7 million of committed projects on CIP: Finish Olive St. Box Culvert & West 22nd St.



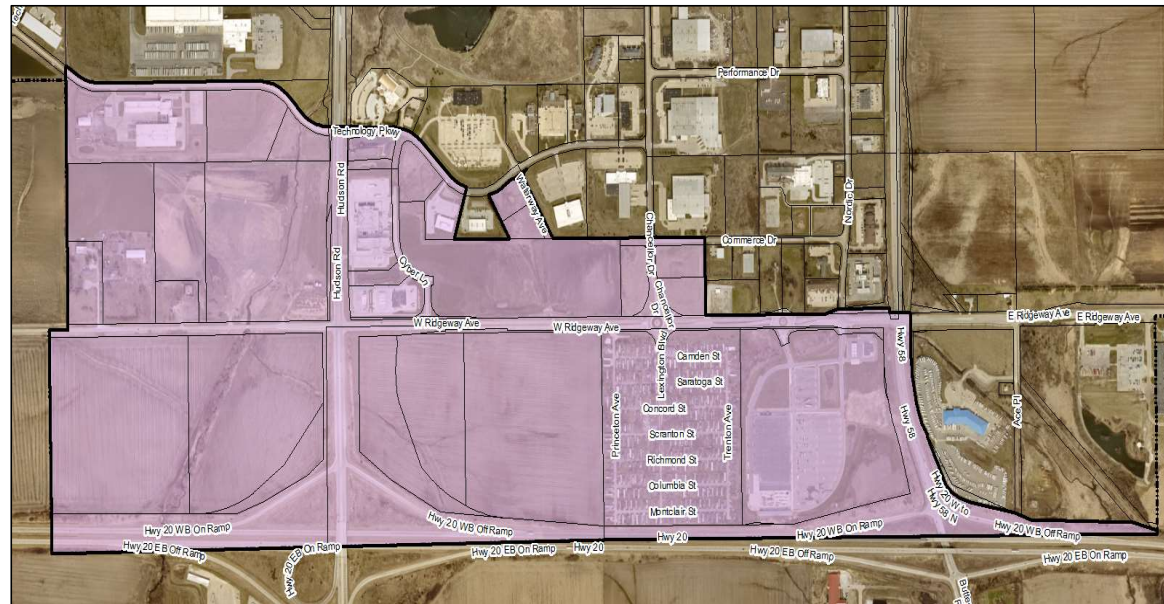
TIF Districts in Cedar Falls – Pinnacle

- Established 2006
- Designated as an economic development area
- 20-year expiration (6/30/31)
- \$2.7 million in certified debt for projects
- \$2.6 million received in TIF revenues to payback debt
- Under \$100,000 in a balance outstanding
- \$4 million of committed projects on CIP: Prairie Parkway & Viking Road Intersection



TIF Districts in Cedar Falls: South Cedar Falls

- Established 2018
- Designated as an economic development area
- 20-Year Expiration – 6/30/39
- \$1.2 million in certified debt for projects
- \$900,000 received in TIF revenues to payback debt
- Balance of \$300,000 still outstanding
- \$15.4 million of committed projects on CIP: Gibson Property



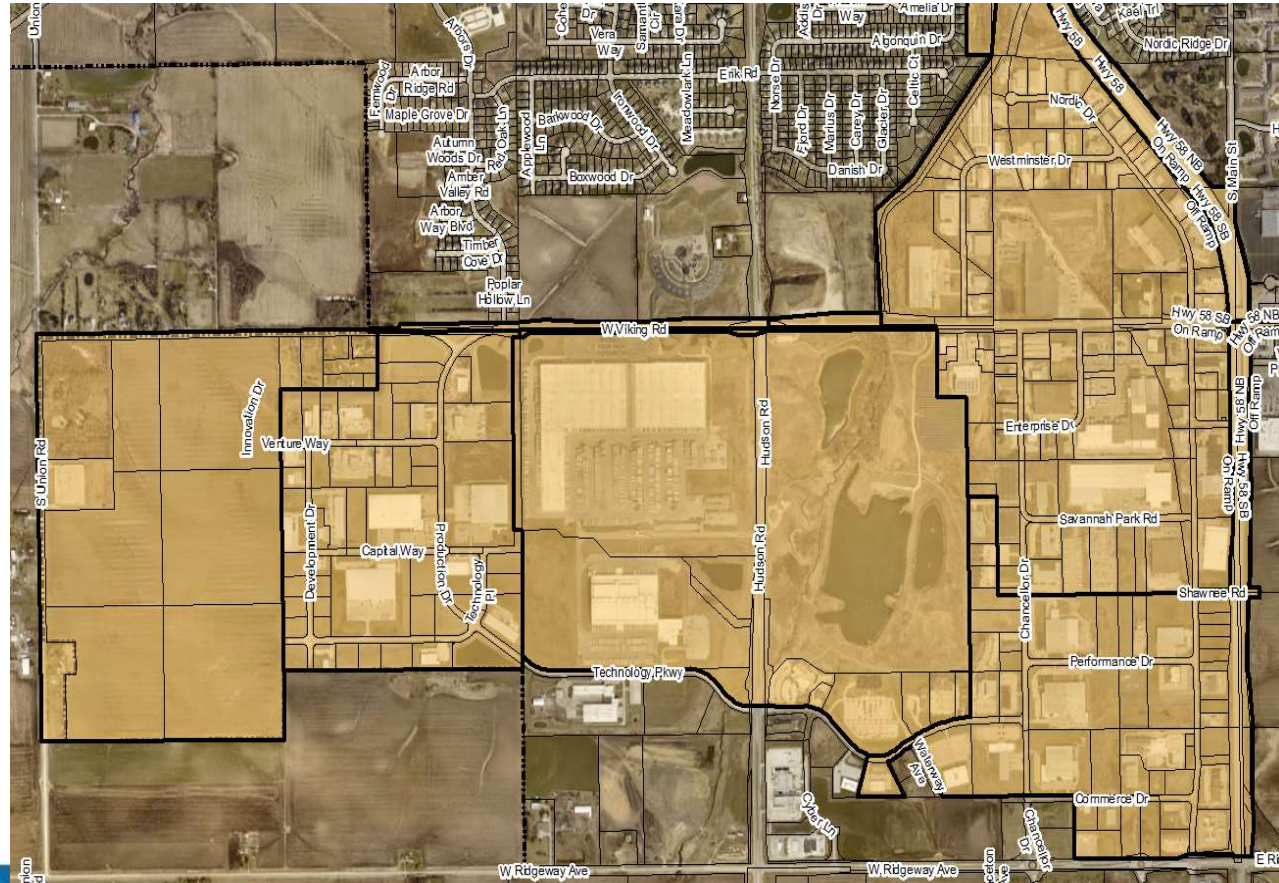
TIF Districts in Cedar Falls – Unified Hwy 58

- Designated as an economic development area (1990)
- Multiple establishment dates
- Now has a 20-year expiration
- \$120 million in certified debt for projects
- \$93 million received in TIF revenues to payback debt
- Balance of \$27 million still outstanding
- \$30.6 million of committed projects on CIP – Land acquisition, Hwy 58/Greenhill Road, Viking Road Reconstruction

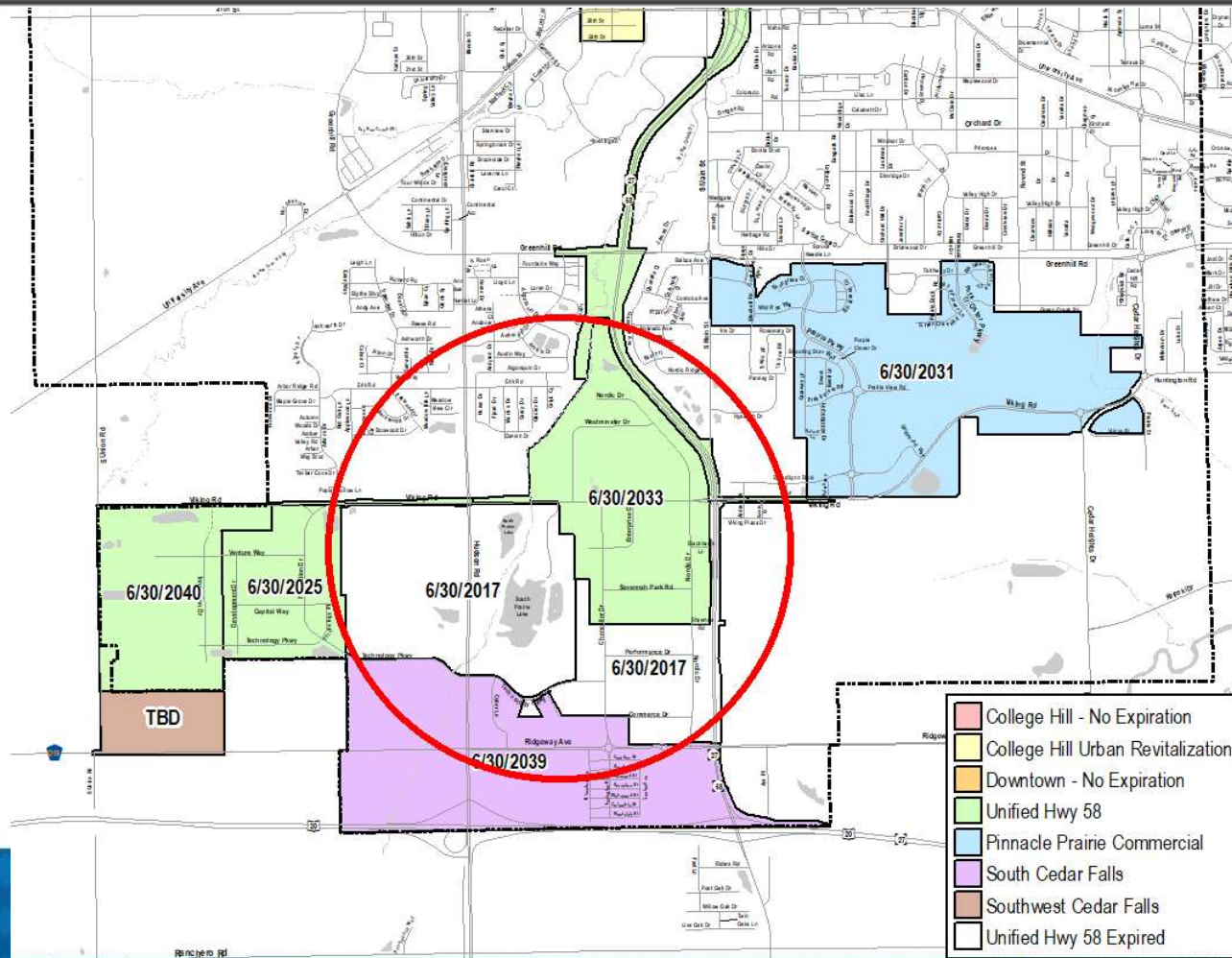


TIF Districts in Cedar Falls – Unified Hwy 58

- Multiple Establishment Dates so multiple expiration dates
- Original area initially did not have an expiration date. However, when northern was added to create Unified district, the 20-year expiration became effective



Unified TIF – Original & Expired Areas

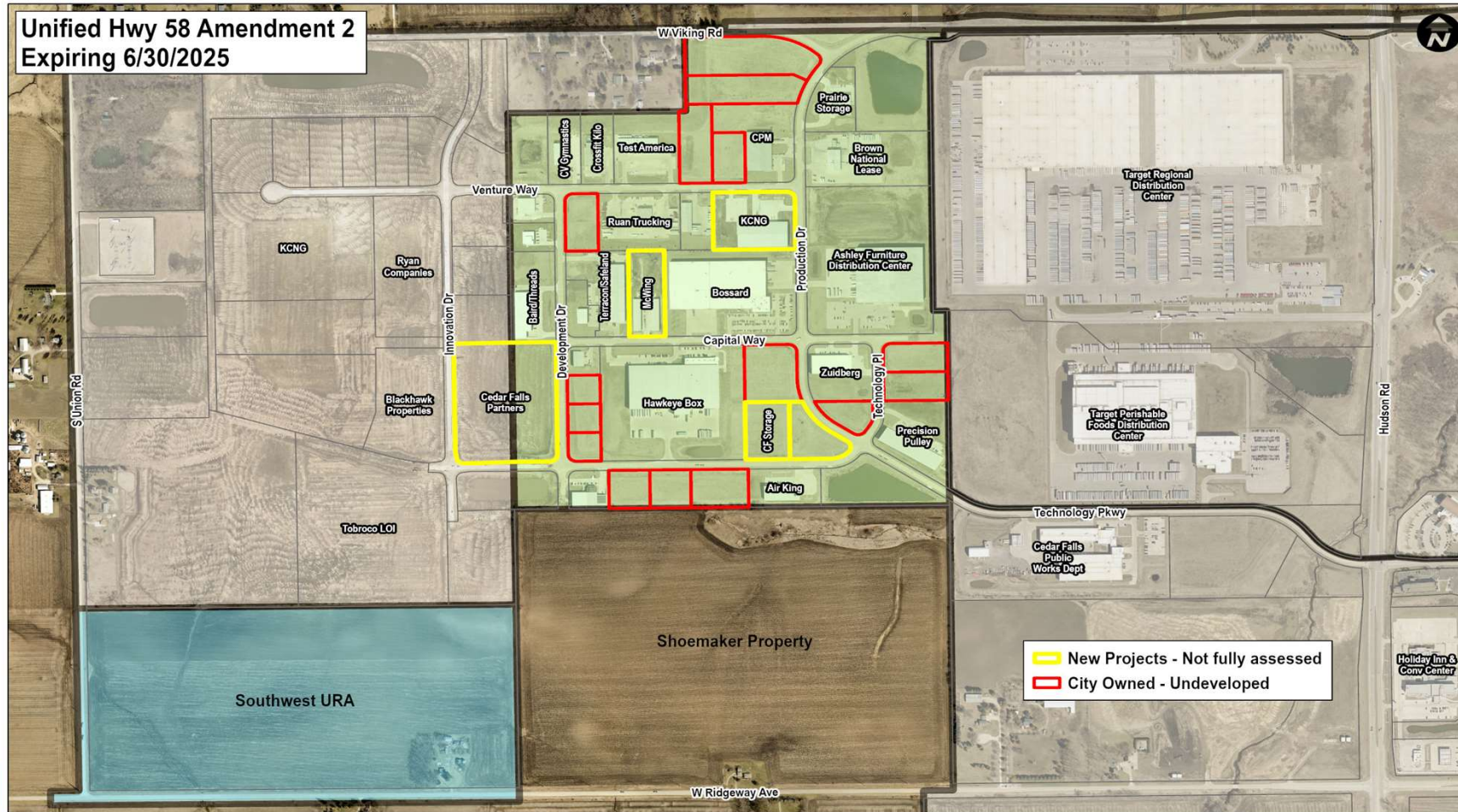


Close up of Expired Area



Close up of Undeveloped Areas in Unified

Unified Hwy 58 Amendment 2
Expiring 6/30/2025



TIF Districts in Cedar Falls – Unified Hwy 58

- Have already had an area expire in 2018 (Amendment I)– this released about \$3.5 million in revenue:
 - City (\$1.3 million)
 - Schools (\$1.3 million)
 - County (\$900,000)
- Council decides each year how the City's TIF release amount will be used
- Financial policies reviewed each year during goal setting

Budget Financial Policies

Financial Policies to Develop Budget

- **General Fund Cash Reserves – Maintain at 20% (15-25% per Resolution) - Currently at 20.86%**
- **Emergency Reserve Fund - Maintain at \$1,500,000-\$2,000,000**
 - Fund established because of having to cashflow FEMA reimbursements after flooding events
 - Council provided direction that would like that to be closer to \$2,000,000

Emergency Reserve Fund

Cash @ 6/30/23	\$3,712,236
Projects Listed on Current CIP:	
River Improvements	(\$1,700,000)
Balance	\$2,012,236

Budget Financial Policies

Financial Policies to Develop Budget

- **Savings** – Use general fund savings to fund certain projects, health insurance fund support, or one-time allocations.
- Savings occur mostly due to vacant staffing positions not due to overbudgeting.
- Capital Projects – examples have been Public Safety Center and City Hall. Now pickleball, pool, and river project.
- Health Insurance Fund – Self Insured

Health Insurance Fund

Loss - FY17	(448,416)
Loss - FY18	(641,718)
Loss - FY19	(426,584)
Loss - FY20	(135,100)
Loss - FY21	(839,755)
Loss - FY22	(1,306,311)
Loss - FY23	(1,177,762)

Total before Transfer	\$ 744,185
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Year End Transfer - 6/30/22 - Resolution #22915	900,000
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Year End Transfer - 6/30/23 - Already Budgeted	302,460
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Year End Transfer - 6/30/23 - Resolution #23310	1,200,000
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Total Cash @ 06/30/23	<u>\$ 3,146,645</u>
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Budget Financial Policies

Financial Policies to Develop Budget

- **Escrow Accounts (or Internal Service Funds)** - City will continue to fully fund liabilities in escrow accounts; these include severance, payroll (27th pay period), liability insurance, vehicle replacement, data processing, workers comp, LTD, and all pensions.
- Helps smooth out fluctuations to the General Fund/tax rates.

Budget Financial Policies

Financial Policies to Develop Budget

- **Continue to assess user fees for specific City services at rates approved by Council.**
- Build in capital projects when establishing fees
- Review Sewer, Refuse, and Stormwater rates every 3-5 years.

Budget Financial Policies

Financial Policies to Develop Budget

- **Health Trust Fund** - Shall only budget expenditure of interest income generated by fund minus an interest income contribution into the fund's principal equal to the rate of inflation in health care. Principal should only be used in negotiating a development agreement for a new hospital or a health care provider.

Health Trust Fund

- Originally established in 1997 after the operations of Sartori were sold to Covenant Health Systems (Now MercyOne).
- The approximate \$8 million was put in a separate fund. It has grown to \$19 million now.
- The interest minus inflation is used to fund health related projects in Cedar Falls – recommendation by Health Trust Fund Board.
- Some of the principal funds will be used to help with the new hospital and some of the principal funds will be held back to redevelop the Sartori site.

Budget Financial Policies

Financial Policies to Develop Budget

- **411 Pension** - Interest income generated from the 411 pension reserve fund shall be used to pay the required City contribution to annual 411 expenses. No portion of the principal shall be used for operating expenses.

411 Pension

- Municipal Fire & Police Retirement System of Iowa (MFPRSI) or 411 Chapter of Code of Iowa.
- Pension system for all of public safety personnel.
- State system was established in 1990 but Cedar Falls still holding reserves at that time.
- Principal is still maintained, however, interest used to offset the pension costs each year.
- Interest income has not kept up with pension costs.
- Chart in Budget
 - 1997 – \$0 property tax support over interest income
 - 2024 - \$1.1 M in property tax support over interest income

Budget Financial Policies

Financial Policies to Develop Budget

- **Maintain capital & maintenance reserve accounts generated from user fees set aside to pay for future capital repairs or facility replacement of benefit to the users contributing** - (Examples include the Recreation Center, Aquatic Center, Hearst Center, Beach House, Big Woods Campground, and golf courses)
- See those listed as funding projects on the CIP.

Budget Financial Policies

Financial Policies to Develop Budget

- **CFU Transfer** - The CFU transfer made to the City in lieu of property taxes (PILOT) shall be deposited in the General Fund to off-set the cost of supplying City services. Transfer funds shall also be set aside in a capital account to finance various one-time capital projects.

Budget Financial Policies

Financial Policies to Develop Budget

- **Hotel/Motel Tax** - The City currently has 7% hotel/motel tax with 50% of the income generated by the imposition of the tax being devoted to the V & T Division. The other 50% is devoted to programs related to parks, lakes, trails, recreational/cultural facilities.

Hotel/Motel Tax Funding

- **7% Hotel/Motel tax**
 - 50% - devoted to Visitors & Tourism
 - 50% - devoted to programs related to parks, lakes, trails, and recreational/cultural facilities
- Currently fund some outside agencies out of H/M taxes for economic development & community betterment
- State Auditor Office opinion in regards to private funding, including non-profits will affect this
 - Must meet economic development purpose or an agreement for public services
- For FY24, City Council used extra funds to balance the general fund budget.

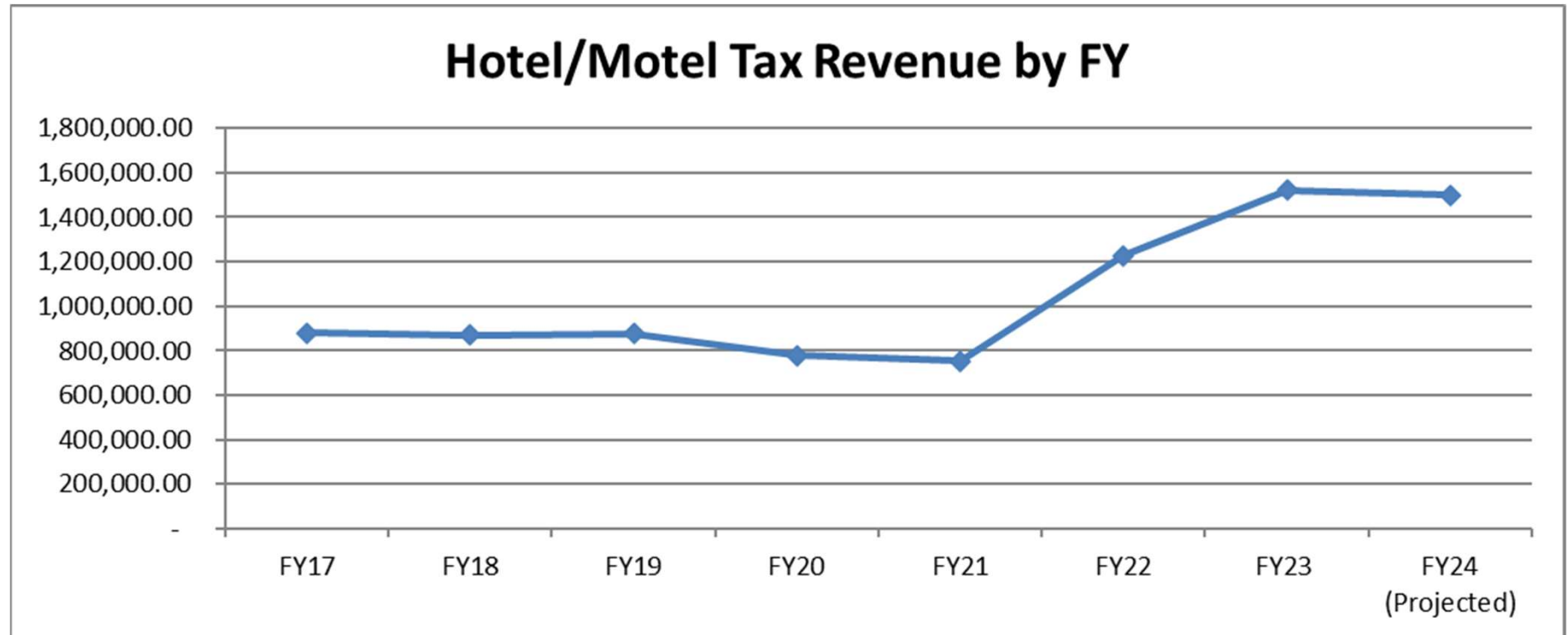
Hotel/Motel Tax Funding

- For FY24, City Council used extra funds received in FY23 to balance the general fund budget
 - Not really in conformance with your own policies
 - Took away from quality of life projects
- H/M tax can fluctuate, so not sure wise to one time excess to fund general fund operating costs.

Hotel Motel Funding

Visitors & Tourism	\$600,000
Cultural Division	204,000
Parks Project	108,000
Trails	60,000
Quality of Life Project	42,000
Soccer	10,000
Tourism Office Expansion	30,000
Tourism/ED Grant Fund	146,000
Grow Cedar Valley (\$32,000)	
Econ Development Grants (\$36,000)	
Community Betterment Grants (\$28,000)	
Tourism Marketing Grants (\$50,000)	
FY25 Projected to be Budgeted	\$1,200,000

Hotel/Motel Tax Collections



Budget Financial Policies

Financial Policies to Develop Budget

- **Road Use Tax** – Road Use Taxes shall only be deposited in the Street Construction Fund with their use limited to street operations and maintenance purposes.

Road Use Tax (RUT) or Street Construction

- State shared revenue from gas tax
- City receives approximately \$5.5 M per year
- Discussion at State level how electric cars affect the RUT
- Continue use of funds governed by Iowa Code – primarily for maintenance and construction of streets

Budget Financial Policies

Financial Policies to Develop Budget

- **Sales Tax** – The City collects an additional 1% in local option sales tax. The revenues and expenditures under this program are recorded in a separate fund.
- 100% of LOST proceeds will be spent on street repair in accordance with the stipulations set by the voters and City Council resolution.

Local Option Sales Tax

- 100 percent of the revenue generated in the city during each fiscal year from said local sales and services tax is to be allocated for reconstruction/repair/replacement of existing streets
- Established in 1991, last voted in 2023
- No expiration date now
- Generates approximately \$6M per year
- Change in state legislation - Unknown

Budget Financial Policies

Financial Policies to Develop Budget

- **Gaming** – Coordinate and centralize all requests for grants, including the Black Hawk County Gaming Association.

Gaming Association Requests

Project	2021	2022	2023	2024	2025	2026	2027
River Project	\$1,500,000						
School Indoor Pool				\$900,000			
Hearst Center						\$1,500,000	
Total	\$1,500,000	\$0	\$0	\$900,000	\$0	\$1,500,000	

Additions?

- Review CIP for potential projects to add next year
- Tiger Performance Center Request - \$700,000 in Dec 24/Jan 25

Black Hawk County Gaming - Funding

- Gaming revenues stabilizing (average collections = pre-pandemic)
- Revenues are “not great”
- Timely expenditures can avoid State reductions in the percentage of funds to our area
- Firmer timelines on projects (fewer extensions, 1-year projects)
- Advised, informally, that Cedar Falls would be allocated approximately \$900,000/year
- Difficult to control requests for Cedar Falls Schools and University of Northern Iowa which count against the allocation
- Longer-term, concern if Cedar Rapids moratorium ends then new casino likely to be built and estimated to reduce our local revenues by one-third



Gaming Historical Support

- Community Tennis Courts
- Park Improvements
- Public Safety Equipment
- Library Co-Lab
- Public Safety Building
- Place 2 Play
- University Ave
- Downtown Streetscape
- Cedar River Project

Budget Financial Policies

Financial Policies to Develop Budget

- **Community or Special Interest Projects**
 - **Private Donations:** 25% of Project Cost
 - May achieve funding status on CIP
 - Can accelerate timeline of project

Budget Challenges

- Loss of Backfill funds to General Fund
- Employee Pay & Benefit Costs
- Rollback and Tax Burden Shifts
- Capital Projects – Increased Costs
- Operating Expenses – Increased Costs
- Consolidated Dispatch
- Major Outside Funding Requests
- HF718 and consolidated levy

Budget – HF718

- Division II – City Rate Consolidation
 - A new Combined General Fund Levy (CGFL)
 - Consolidates several General Fund levies into CGFL
 - Cedar Falls – the library levy & the band levy (.27 + .02) = \$593,610
 - FY25-FY28, our levy rate will be reduced (ratcheted down) depending on our growth of Non-TIF valuations
 - FY29 – all of our special levies will have to fall under the \$8.10. So our current of \$8.39 will be maxed at \$8.10.

Budget – HF718

- Division X – Budget Process and Notice Mailing
 - New deadline of April 30th
 - New direct mailing to all taxpayers
 - Done by the County and out by March 20th
 - County needs time to prepare the mailings so **City needs to get information to County by March 5th**
 - Includes proposed tax rate and date of special council meeting
 - Hearing on Total Tax Levy
 - No Max Levy hearing anymore and total levy not just some levies
 - Separate & Distinct Meeting (Can be on same day, but different time)
 - Only 1 item on that agenda – public hearing on total levy. No council action
 - Hearing and Council Approval on Budget Adoption
 - Not a new requirement – same as in prior years

Budget – HF718

- Division V – Homestead Credit & Exemption
 - Homestead Credit & Exemption
 - Over age 65 get a credit and exemption
 - FY25 - \$3,250 exemption and then goes up to \$6,500
- Division VI – Military Exemption
 - Starting in FY25, increases from \$1,852 to \$4,000
- These will also have an effect on amount of value taxed

Budget – Proposed Timeline

- 1/2/24 – Receive Valuations from County
- 2/19/24 – Committee - Presentation of Proposed Property Tax Rate to be included in new mailing requirement. No action by Council yet.
- 2/19/24 - Council Meeting - Set Date of Special Meeting Public Hearing (New)
- **3/5/24** - Required to provide Black Hawk County rate information and date of the special meeting to be included in the mailing to all taxpayers. (New)
- 3/12/24 - Notice of hearing published
- 3/20/24 - Mailings are sent by Black Hawk County (New)
- 4/1/24 - Special Meeting on public hearing at a separate time that same night. Just a hearing, does not need to be any council action (New)
- 4/1/24 - Council Meeting – Set date of public adoption hearing for 4/15/23
- 4/4/24 - Notice of hearing published
- 4/15/24 - Council Meeting – Hold budget adoption hearing
- 4/30/24 – Deadline for filing with County Auditor

*** In this schedule there could be special meetings, but have to keep in mind publication requirements**



Large Capital Projects



Aerial Platform Fire Apparatus

- Current 95 foot aerial platform ladder truck was purchased in 1998. Cedar Falls has one aerial platform (ladder) truck
- 30 year life span
- Have programmed \$2.1M in the CIP for 2028

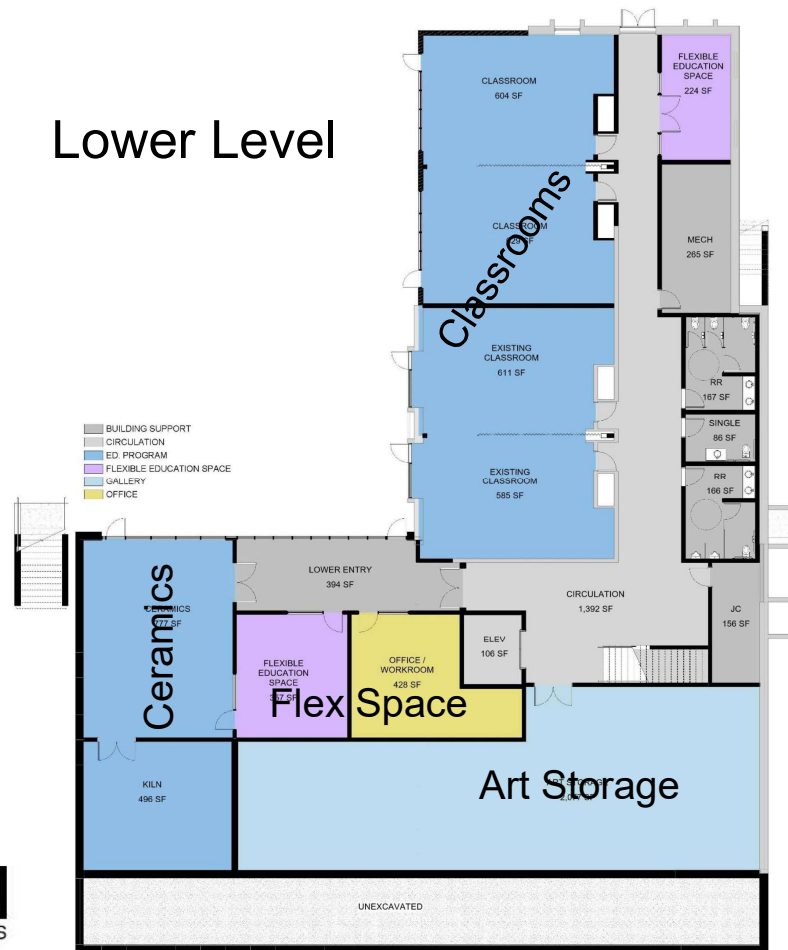


Hearst Master Plan



Hearst Master Plan

Lower Level



Main Level



Hearst Facility

CIP FY24-29

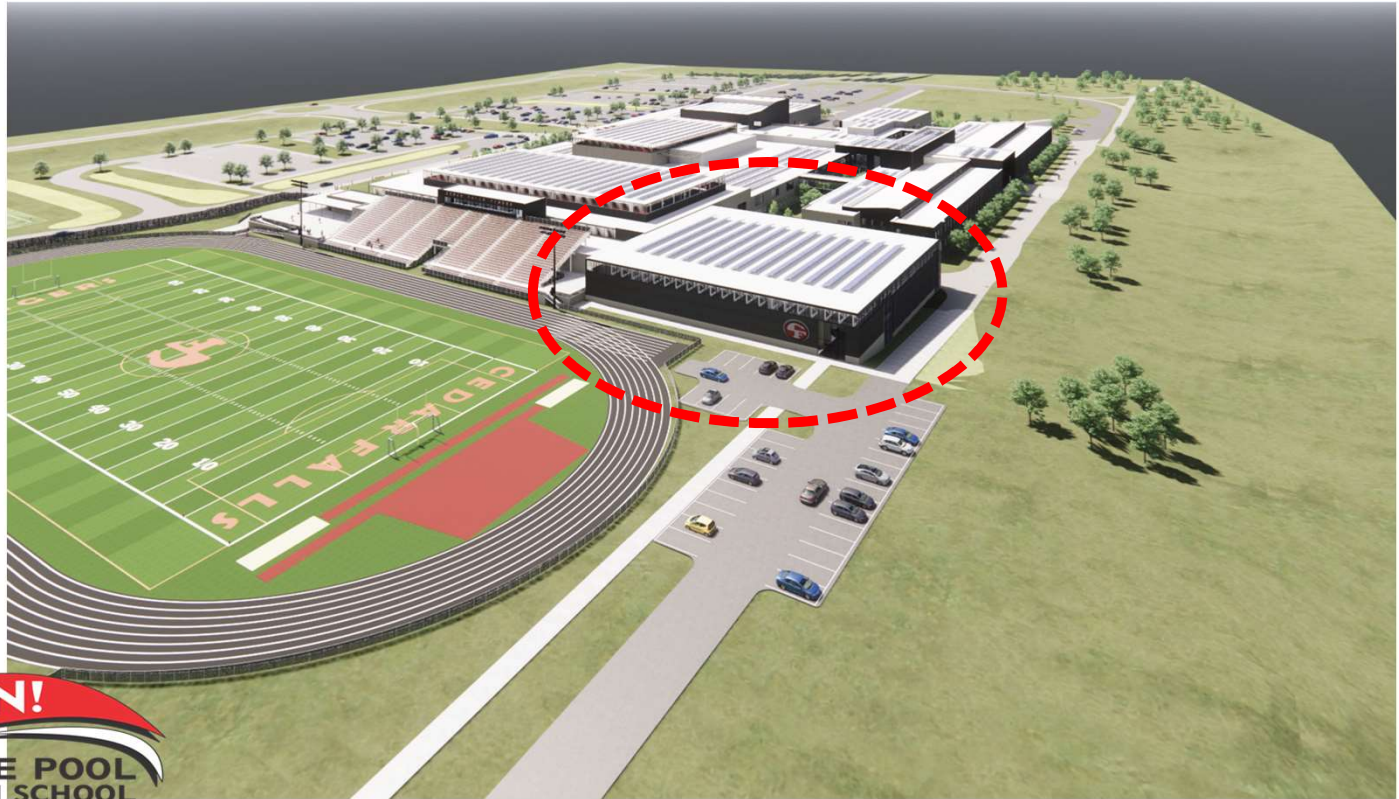
Funding Source	Amount
Gen. Obligation Bond	\$910,000
Community Foundation	\$750,000
Federal/State Grants	\$1,350,000
Private (29%)	\$2,370,000
Black Hawk County Game	\$1,500,000
Cultural Improvement Fund	\$180,000
General Fund Savings	\$1,240,000
Total	\$8,300,000

Hearst Facility

- Master Plan - 2023
 - Facility/property layout
 - Conceptual renderings
 - Cost estimate
- Fundraising Feasibility Study (early 2024)
- Fundraising (July 2024 – Dec 2025)
- Construction Plans (Dec 2025-July 2026)
- Grants
 - National Endowment for the Arts (August 2026)
 - Gaming (May 2026, Sept 2026, Jan 2027)
 - Enhance Iowa (Aug 2026, Nov 2026, Feb 2027, May 2027)
- Bid construction project (July 2027)



New Pool at High School



JUMP IN!
SUPPORT THE POOL
AT THE NEW HIGH SCHOOL

New Pool at High School

Split into 2 phases:

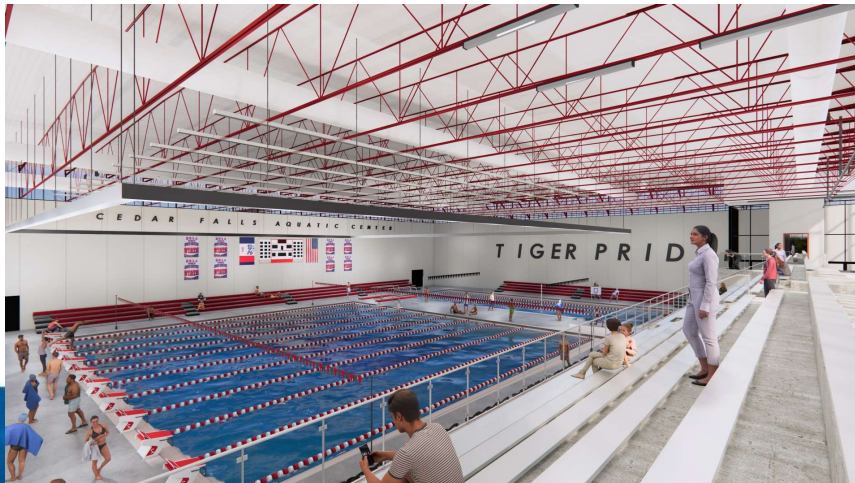
1. Shell - \$15,300,000 - started

2. Pool - \$ 5,700,000

\$21,000,000



JUMP IN!
SUPPORT THE POOL
AT THE NEW HIGH SCHOOL



New Pool at High School

CIP FY24-29

Funding Source	Amount
Economic Dev. Fund (City)	\$500,000
Rec CIP (City)	\$1,400,000
General Fund Savings (City)	\$6,100,000
Private (20%)	\$2,900,000
School District	\$8,100,000
Black Hawk County*	\$150,000
Black Hawk County Game	\$900,000
Federal/State Grants	\$950,000
Total	\$21,000,000

- Gaming Grant submitted Oct. 2023
- CAT Grant submitted Nov. 2023
- Private fundraising continues, recent awards:
 - \$100,000 – CFNEIA
 - \$25,000 – Health Trust

*** Contingent on CAT grant**



Birdsall Park

Why Renovation

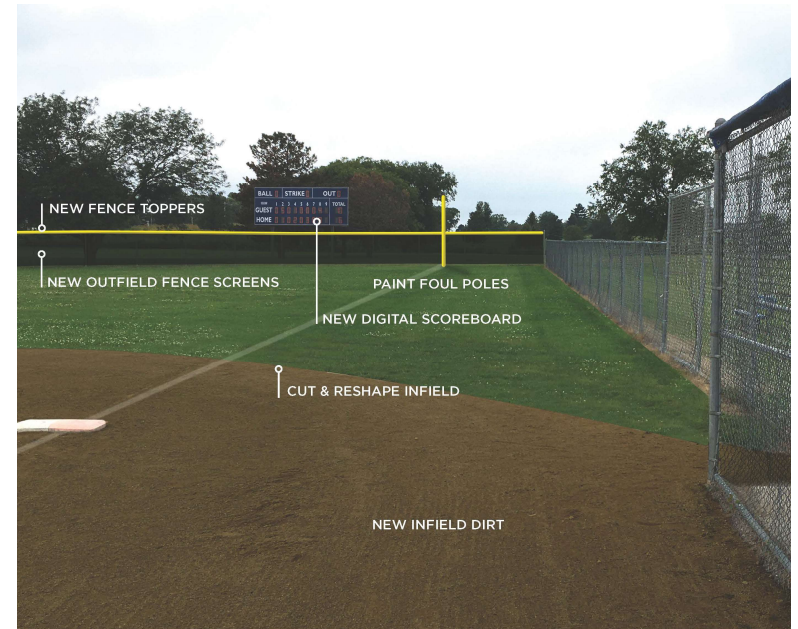
- Infield safety issues
- Sizing distances not flexible to user needs
- Fields are “tired” and need to be refreshed
- Lighting on wood poles
- Inadequate parking
- Usage is dwindling as it is unattractive
- We could attract area tournaments



Birdsall Park

Proposed Project

- Dugout renovations
- Infield replacement – new medium
- Fencing replacement & topper
- Light replacement
- Scoreboards
- Signage throughout
- Parking lot



**BIRDSALL
PARK**
BASEBALL & SOFTBALL
COMPLEX



Birdsall Park

Proposed Project

- \$2.2M
- Unfunded
- Review for phased implementation
- Private support?
- Seek grants

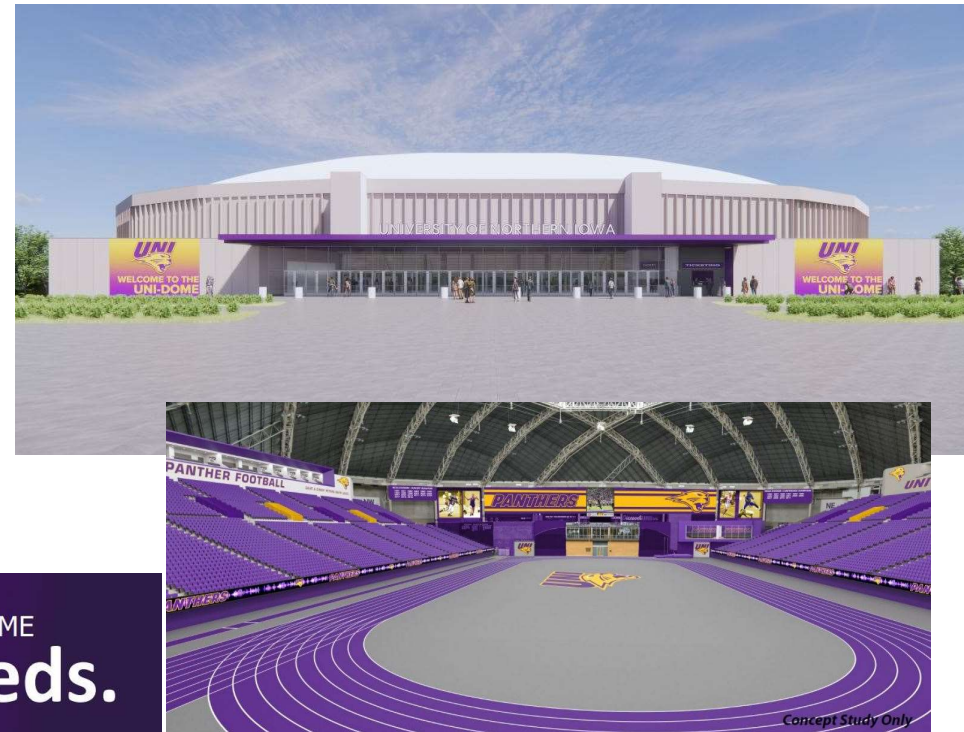


UNI Dome Renovations

Request originally \$3,000,000-5,000,000 to support dome renovations.

CIP FY24-29

Funding Source	Amount
UNI	\$47,500,000
Economic Dev. Fund (City)	\$2,500,000
Total	\$50,000,000



Sports & Entertainment District

Complexes	Location	Year	Facility
TBK Bank Sports Complex	Bettendorf	2018	Indoor & outdoor facility: soccer & baseball fields, hardwood courts & an entertainment center
Prairie Trail Sports Complex	Ankeny	2023	4 buildings: 8 basketball courts, 10 volleyball courts, 12 pickleball courts and 24,000 square feet of gym space; 9,000 sq. ft. turf for indoor baseball & softball
MidAmerican Energy RecPlex	West Des Moines	2021	
American Bank Sports Complex	Sioux Center	2023	470'x250' indoor turf facility; 8,000-sq.ft. building: concession stand, seating area, restrooms, etc.
Xtreme Arena/Green StateFamily Fieldhouse	Coralville	2020	6,000 person arena; fieldhouse: 5 full basketball courts or 10 volleyball courts or 15 pickleball courts
Community First Champion Center	Appleton, WI	2019	2 field houses: 4 basketball courts/each; 1 ice hockey rink, golf simulator, medical training room, locker rooms

Sports District

Regional Need

- Turf uses:
 - Indoor soccer practices and tournaments
 - Football practice/warm up space for state tournament
 - 7v7 Football tournament overflow from UNI-Dome, smaller tournaments and local games
 - Softball and baseball practices and competitions
- Hardcourts & other surfaces:
 - Basketball practices and competitions
 - Volleyball practices and competitions
 - Gymnastics competitions
 - Cheer and Dance competitions
 - Wrestling small to medium tournaments

Sports District



**TBK Bank Sports Complex
Bettendorf**

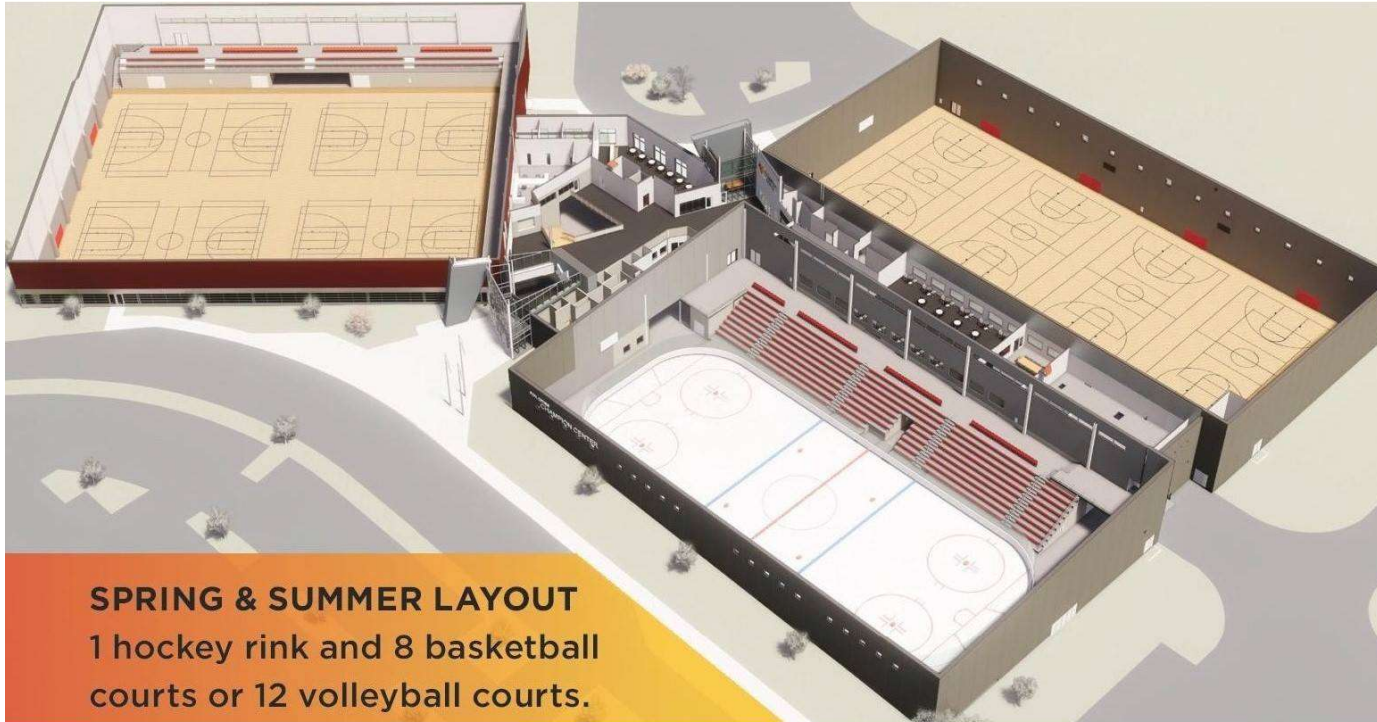


**American Bank Sports Complex
Sioux Center**

Sports District



Sports District

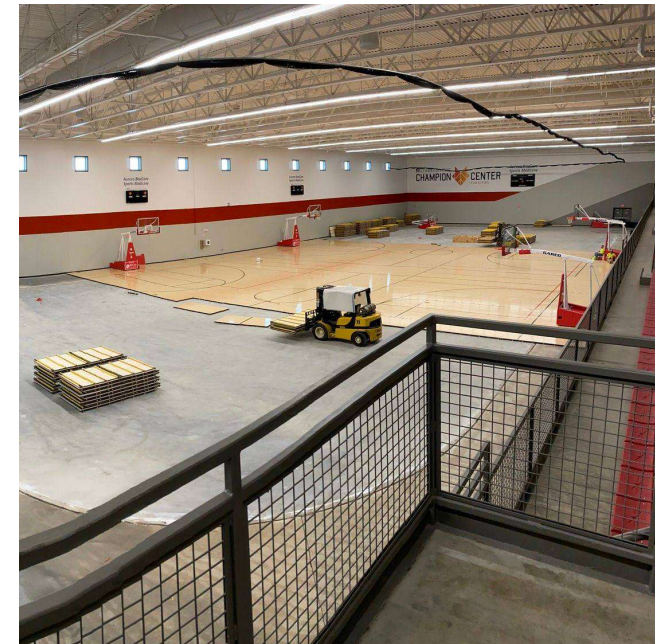


SPRING & SUMMER LAYOUT

1 hockey rink and 8 basketball courts or 12 volleyball courts.

FALL & WINTER LAYOUT

2 hockey rinks and 4 basketball courts or 8 volleyball courts.



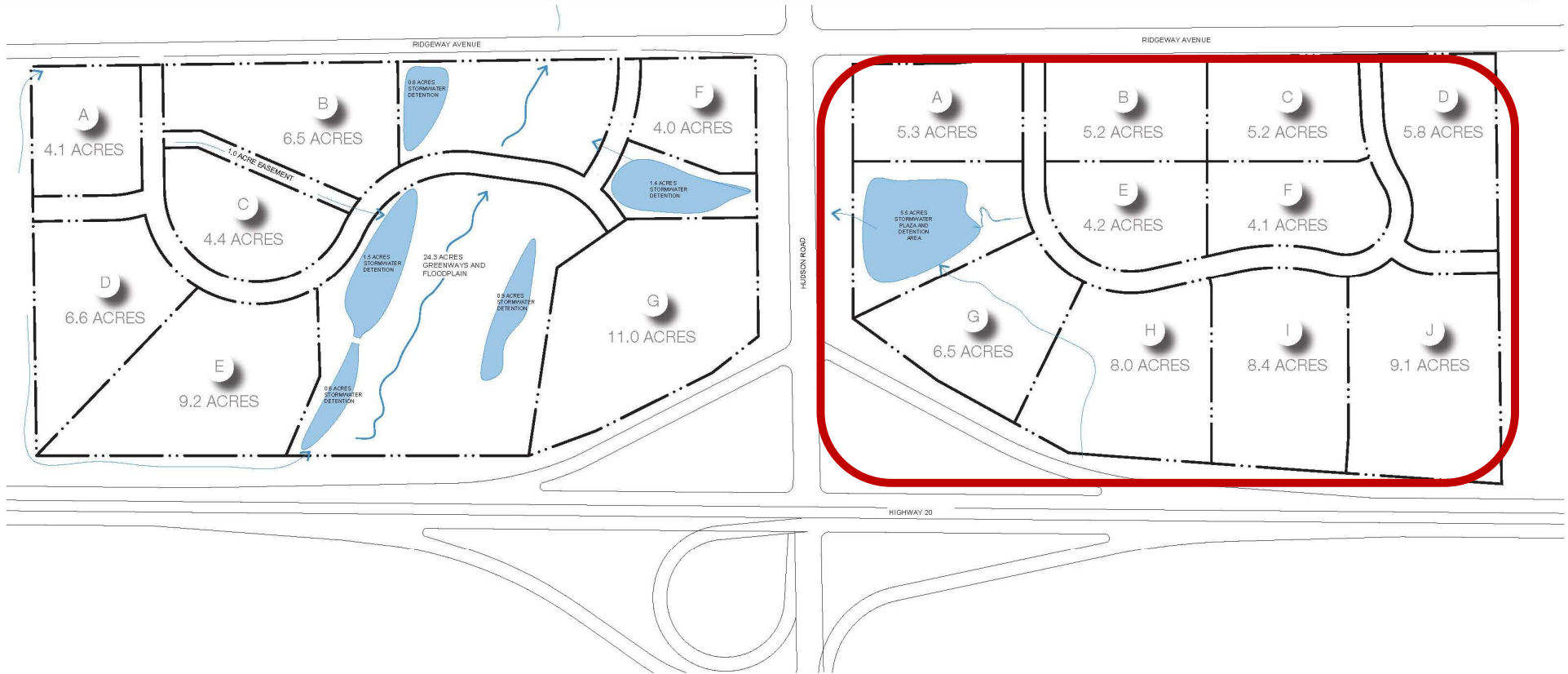
**Community First Champion Center
Appleton, WI**

Sports District

Potential Location: Hudson Road at Highway 20



Creekside Technology Center Master Plan (2019)



Creekside Technology Center Master Plan (2019)



Creekside Technology Center Master Plan (2019)



Water Reclamation Facility

Nutrient Reduction project will address all current EPA & IDNR nutrient reduction requirements by year 2030.

✓ Final Report has been submitted to IDNR in September 2021

Facilities Planning: Contract with Strand

✓ 12-15 months for planning

Design Contract: Spring 2025; Estimate: \$12-15M

Final Design Begins: Summer 2025

➤ 24 months for design work

Target Letting: November 2027

Construction Begins: 2028 (3 year construction)

➤ Season 1: 2028

➤ Season 2: 2029

➤ Season 3: 2030

Estimated Overall Project Cost: \$125M



Main Street Reconstruction

- 3 Year Construction Project

	2023 (Ph. 1-2)	2024 (Ph. 3)	2025 (Ph. 4)	Total
Construction	\$16,000,000	\$7,000,000	\$4,150,000	\$27,150,000

2024 Construction:

- 11th Street – 17th Street, includes the 12th Street RAB
- 12th Street Intersection Closure (90-120 days)
- 18th Street Detour Route

2025 Construction:

- 18th Street RAB and remaining landscaping

