

LINN COUNTY BOARD OF SUPERVISORS
CEDAR RAPIDS, LINN COUNTY, IOWA
MONDAY, APRIL 28, 2025 10:00 A.M.

The Board met in session at the Linn County Jean Oxley Public Service Center. Present: Chairperson Meisheid, Vice Chairperson Running-Marquardt and Supervisor Scheetz. Board members voting "AYE" unless otherwise noted.

Chairperson Meisheid called the meeting to order.

Motion by Meisheid, seconded by Running-Marquardt to approve minutes of April 23, 2025 as printed.

Motion by Running-Marquardt, seconded by Scheetz to approve claims dated 4/25/25 for payroll deduction checks #71017639 - #71017643 in the amount of \$12,778.14, ACH in the amount of \$61,969.39, an EFT wire in the amount of \$765,371.66 and a Ceridian ER Funds Trust Wire in the amount of \$2,156,670.41, for a total of \$2,996,789.60.

Supervisor Meisheid read Proclamation: National Correctional Officers Week, May 4-10, 2025.

Motion by Meisheid, seconded by Running-Marquardt to adopt said Proclamation.

Supervisor Meisheid read Proclamation: National Nurses Week, May 6-12, 2025.

Motion by Meisheid, seconded by Running-Marquardt to adopt said Proclamation.

Motion by Meisheid, seconded by Running-Marquardt to open public hearing on the Status of Funded Activities (SOFA) for the Linn County 3rd Fire District generator project, funded in part through the Community Development Block Grant (CDBG) provided by the Iowa Economic Development Authority.

Alyssa Comer, ECIGOG, stated that the purpose of this hearing is to consider the status of funded activities for the Linn County 3rd Fire District Generator Project, as assisted by the Community Development Block Grant (CDBG) Program (Contract #20-DRI-013).

As required for this hearing, it is noted that:

For a general description of accomplishments to-date, a CDBG Disaster Recovery Generator Installation contract in the amount of \$53,000.00 was awarded to the Linn County 3rd Fire District from the Iowa Economic Development Authority for the installation of a generator at the Fire Station located at 700 South Iehl Street in Central City, with a release of funds issued on May 6th, 2024. A pre-construction meeting was held on November 14th, 2024, and construction began on March 17th, 2025.

For a summary of funding of the activity and source of funds, and total funds spent thus far by source, the total project cost is estimated at \$59,900. Through April 24th, 2025, a total of \$2,786.97 has been invoiced and paid for project service delivery and newspaper publications. \$45,000 has been invoiced and paid for the project costs, the construction items include materials and labor for concrete and generator installation.

For a general description of the remaining work, project construction is almost complete. The remaining work on the project includes required monitoring and site visits conducted by the Iowa Economic Development Authority, installation of the transfer switch and generator startup.

For a general description of changes made to the project budget, performance targets, activity schedules, project scope, location, objectives or beneficiaries, no changes have been made.

Motion by Meisheid, seconded by Running-Marquardt to close public hearing.

David Thielen, LCCS Dir., presented a Vacancy Form Request for a temporary part-time Direct Support Staff for Options of Linn County Community Services to fill a staffing position for someone currently on an extended FMLA. The Board will approve Wednesday.

Motion by Running-Marquardt, seconded by Scheetz to move the following three agenda items to the regular agenda on Wednesday: Discuss and authorize the Chair to sign Fiscal Year 2026 Iowa Department of Transportation (IDOT) Secondary Road Budget; Discuss and authorize the Chair to sign revision 2.0 of the 2025 Secondary Road Five-Year Construction Program with the Iowa Department of Transportation (IDOT); and Discuss and authorize the Chair to sign Fiscal Year 2026 Iowa Department of Transportation (IDOT) Secondary Road Five Year Construction Program.

Todd Kruse, Linn County Assessor's Office, presented the 2025 Slough Bill exemptions. There are 38.51 acres less than the 2024 exemptions.

Motion by Meisheid, seconded by Running-Marquardt to approve the 2025 Slough Bill exemptions as presented.

Charlie Nichols, Planning & Development Dir., discussed resolutions of Support for Twenty40 Building Concepts for Multi-Family and Single-Family Workforce Housing Tax Credit applications. This is an economic incentive program run by the State of Iowa. Applicants need a resolution of support and a local match. They have already approved tax abatements and that counts as a local match. The Workforce Housing Program homes are not affordable but not luxury either. This is a letter of support from the county when they submit their application to the state.

Motion by Meisheid, seconded by Running-Marquardt to adopt Resolution 2025-4-67

A RESOLUTION APPROVING A LETTER OF SUPPORT TO TWENTY 40 BUILDING CONCEPTS INC – DOWS FARM AGRI-COMMUNITY FOR A MULTI-FAMILY WORKFORCE HOUSING TAX CREDIT APPLICATION

WHEREAS, Twenty 40 Building Concepts Inc (the “Developer”) is proposing to undertake a multi-unit residential development project on property located North of Mt Vernon Road and East of Dows Road, Linn County (the “Property”) and is applying for Workforce Housing Tax Credit (WHTC) funds through the Iowa Economic Development Authority (IEDA); and

WHEREAS, the project consists of 21 (twenty-one) market-rate loft style residential units (the “Project”); and

WHEREAS, the WHTC Program requires the County to provide local match of not less than \$1,000 per dwelling unit associated with the Project, which local match can be satisfied through a property tax exemption or rebate; and

WHEREAS, the County has established economic development programs that guide the use of financial assistance and aid in achieving the economic development objectives of the County; and

WHEREAS, the Project qualifies for the County’s Local Match – Economic Development Program which provides a 10-year 100% Abatement incentive program which is estimated to be \$682,000 in total taxes (the “County Incentive”); and

WHEREAS, the County Incentive as authorized by this Resolution meets the requisite match requirement as required by the WHTC program.

NOW, THEREFORE, IT IS HEREBY RESOLVED by Linn County, Iowa, that the County hereby expresses its support of an application on behalf of the Developer to IEDA for WHTC funds and providing local match funds under the Local Match – Economic Development Program as provided for herein.

Motion by Meisheid, seconded by Running-Marquardt to adopt Resolution 2025-4-68

A RESOLUTION APPROVING A LETTER OF SUPPORT TO TWENTY 40 BUILDING CONCEPTS INC – DOWS FARM AGRI-COMMUNITY FOR A SINGLE-FAMILY WORKFORCE HOUSING TAX CREDIT APPLICATION

WHEREAS, Twenty 40 Building Concepts Inc (the “Developer”) is proposing to undertake a multi-unit residential development project on property located North of Mt Vernon Road and East of Dows Road, Linn County (the “Property”) and is applying for Workforce Housing Tax Credit (WHTC) funds through the Iowa Economic Development Authority (IEDA); and

WHEREAS, the project consists of 15 (fifteen) Single Family residential units (the “Project”); and

WHEREAS, the WHTC Program requires the County to provide local match of not less than \$1,000 per dwelling unit associated with the Project, which local match can be satisfied through a property tax exemption or rebate; and

WHEREAS, the County has established economic development programs that guide the use of financial assistance and aid in achieving the economic development objectives of the County; and

WHEREAS, the Project qualifies for the County’s Local Match – Economic Development Program which provides a 10-year 100% Abatement incentive program which is estimated to be \$920,000 in total taxes (the “County Incentive”); and

WHEREAS, the County Incentive as authorized by this Resolution meets the requisite match requirement as required by the WHTC program.

NOW, THEREFORE, IT IS HEREBY RESOLVED by Linn County, Iowa, that the County hereby expresses its support of an application on behalf of the Developer to IEDA for WHTC funds and providing local match funds under the Local Match – Economic Development Program as provided for herein.

Nichols also discussed an amendment to the Community Development Block Grant - Disaster Recovery (CDBG-DR) contract 20-DRH-020 increasing project delivery funding by \$8,276 for Dows Pocket Neighborhood housing project. Construction has taken longer than they originally thought due to finding rock when digging. They are asking for the funds to be shifted from construction to admin to cover the extra admin costs due to the length of the construction period.

Motion by Meisheid, seconded by Running-Marquardt to approve and authorize the Chair to sign an amendment to the Community Development Block Grant - Disaster Recovery (CDBG-DR) contract 20-DRH-020 increasing project delivery funding by \$8,276 for Dows Pocket Neighborhood housing project

Public Comment: Kirsten Running-Marquardt, 3515 Fieldstone Place SW, CR, stated that today at 5 p.m. at IBEW405 there is a worker’s Memorial Day service naming those who have passed at their job sites. It is a humbling event dedicated to honoring those and their families who have lost their lives in the last year and is open to the public.

Motion by Meisheid, seconded by Running-Marquardt to approve Employment Change Roster (detail is available upon request).

Motion by Meisheid, seconded by Running-Marquardt to enter into a closed session pursuant to Iowa Code Section 21.5(1)(k) to discuss information contained in their custody that are confidential records pursuant to section 22.7(50).

Vote: Running-Marquardt – Aye Meisheid – Aye Scheetz – Aye

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Motion by Meisheid, seconded by Scheetz to go out of closed session.

Vote: Running-Marquardt – Aye Meisheid – Aye Scheetz – Aye

Adjournment at 12:51 p.m.

Respectfully submitted,

TODD E. TAYLOR, Linn County Auditor
By: Amanda Brown, Deputy Auditor

Approved by:

BRANDY Z. MEISHEID, Chairperson
Board of Supervisors