Economic Sustainability: The Other "Green" Alternative

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ICMA Conference Presenter

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Who am I?

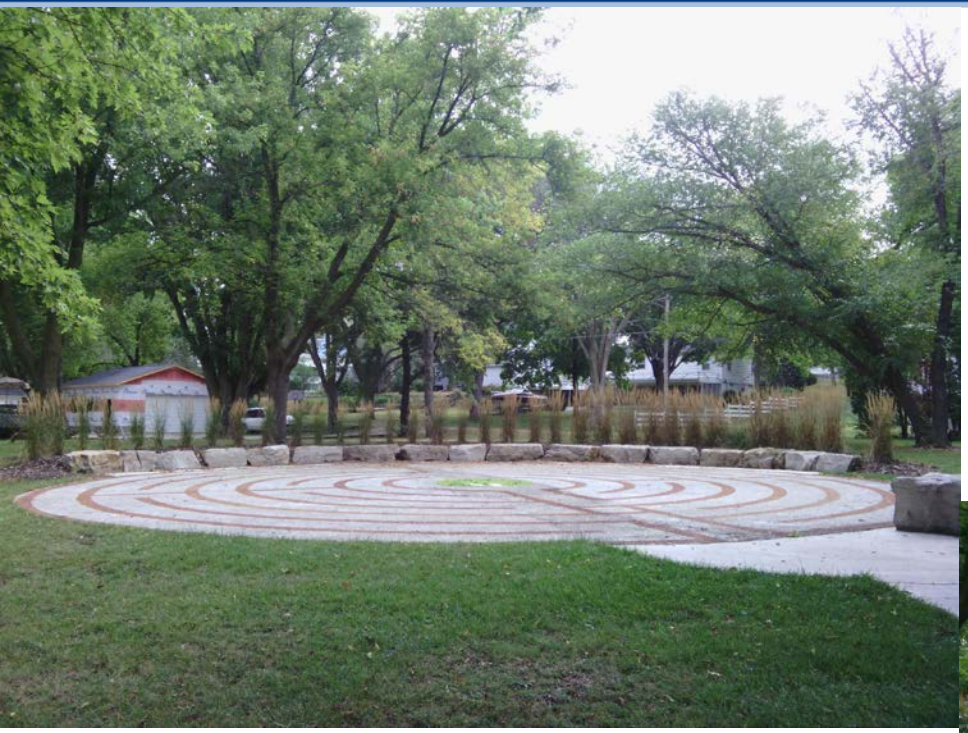
City Administrator, Charles City, IA

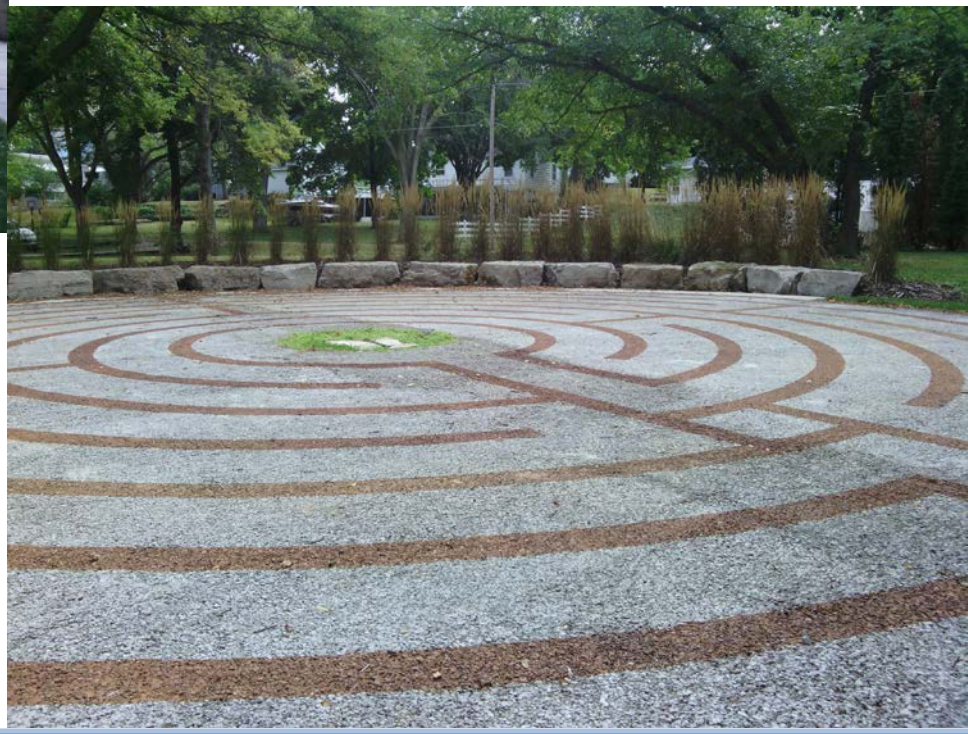
- Why Am I Here? To share information about some of the projects that enhanced our community without breaking the bank.
- What will I accomplish? I hope this session will make you think about what you can do in your community.
- What can you glean from listening to me? Despite the odds, you can make a difference.

Riverfront Park

- The Cedar River is one of the most valuable assets of Charles City
- A park only for mowing
- How can we better develop the park and capitalize on the presence of the Cedar River downtown?

- We envisioned a new kind of park





Immediate Impact

- “The new park has had a big positive impact on our business – absolutely.”
- “If it pulls people into town it helps us.”
- “We started out with 20 tubes and almost have 50 now because of the demand.”
- “It’s really boosted our sales” (this business reports adding workers as a result)

Funding

Total Cost approx.	$1,662,585
State Grants	$1,038,388
Local Grants	$ 143,500
Donations	$ 287,571
P&R H/M	$ 247,550
Misc	$ 16,189
Total	$1,733,198
Outstanding Pledges	$ 66,294

Outside Funding

- State Grants = approx. 62% of expenses
- Donations TD = approx. 17% of expenses
- Local Grants = approx. 9% of expenses
- Misc. income = approx. 1% of expenses
- Total 89% of expenses

Permeable Paving Projects

Problems Waiting for a Solution

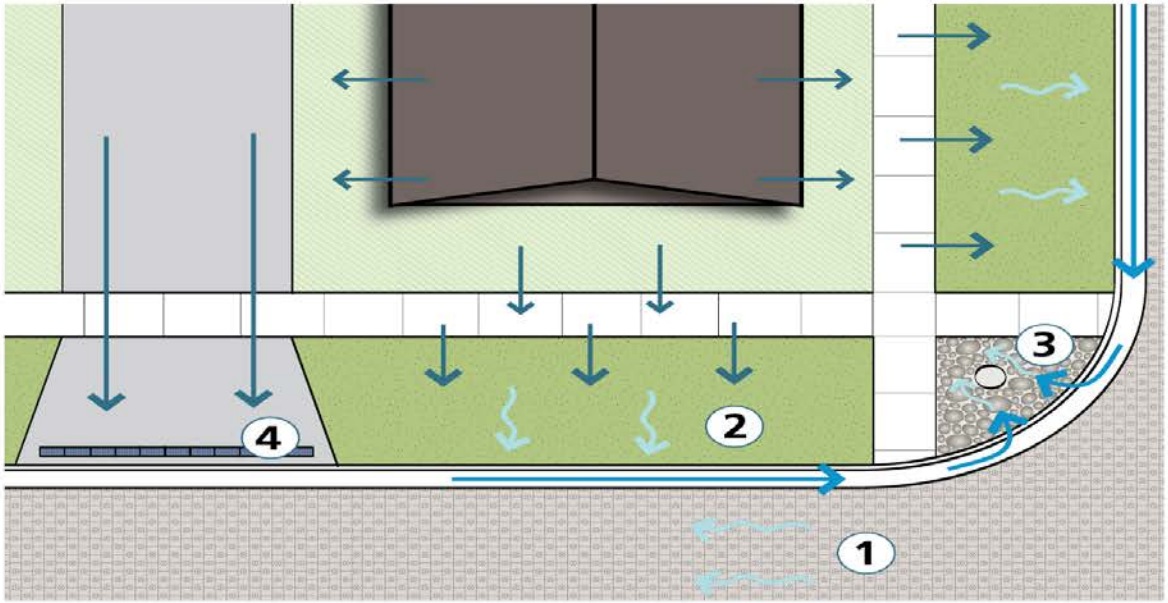
- Roads in area rated “Poor” or “Very Poor”
- Council had long wanted to improve the roads
- The storm water system was undersized or missing in some areas
- We had problems with localized ponding/flooding


5. 27. 2009


Brantingham St
SCHOOL
15
NO PARKING
ANY TIME

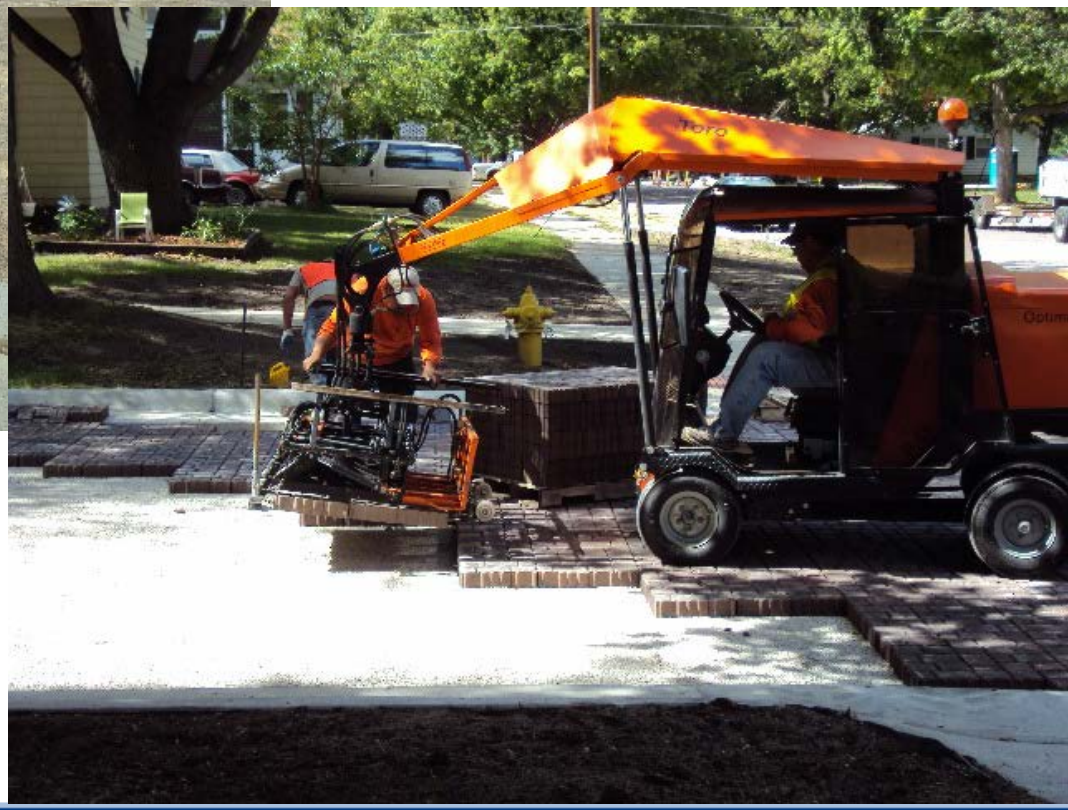
- The City elected to install a permeable paving system to address several problems simultaneously

Components of System



Rainwater falling within the project area is collected and treated by the four rainwater system BMPs. See below for a description of each system component.

1. Porous Unit Paving
2. Amended Soil Infiltration Areas
3. Cobble Infiltration Areas
4. Alley Trench Grate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Quantity of Runoff – New System

- Discharge reduced over 60% for 10-year event (4.38 inches of rainfall)
- Peak discharge reduced over 90% for 10-year event
- Runoff volumes and rates reduced over 30% for 100-year event (7.07 inches)
- System must fully infiltrate runoff from a 1.25 inch rainfall, also known as the 90% cumulative frequency event (to meet Iowa Stormwater Mgmt requirements)
- Exceeds requirements as system can fully infiltrate runoff from a 3 inch rainfall

Water Quality Benefits

Porous Pavement System

- Total Suspended Solids: 65-100% reduction
- Total Nitrogen: 65-100% reduction
- Total Phosphorus: 30-65% reduction

Infiltration Trench

- Total Suspended Solids: 50-80% reduction
- Total Nitrogen: 50-80% reduction
- Total Phosphorus: 15-45% reduction

Funding

- Total Cost approx. $5,678,759

  - Water and Sewer $1,139,748
  - Stormwater $138,782
  - ARRA $569,167
  - Forgivable Loan $453,600
  - State Grant $100,000
  - SRF loans $3,277,462

Total Outside Funding

- ARRA $569,167
- State grant $100,000
- Forgivable loan $453,600
- Total $1,122,767

- Outside funding = approx. 20% of all costs
- Outside funding = approx. 25.5% of non-utility costs

Net Zero Subdivision

What do you do with a large, vacant lot?

- Previously home to an elementary school
- The school was de-manufactured in 2011
- We were left with a 6 acre+ vacant lot in an attractive, stable part of town
- We DID NOT want another park!
- We envisioned infill housing but the economics would not support a conventional development

Original School Site

PRELIMINARY SITE PLAN

PARKSIDE TWIN HOMES
CHARLES CITY, IOWA

WILLIAM J. LUDWIG AND ASSOCIATES, LTD.
ARCHITECTURE · TOWN PLANNING
URBAN DESIGN · LAND DEVELOPMENT
1644 NW 124TH COURT DES MOINES, IOWA 50325

P.U.D. Submittal Plan

Funding

- The City applied for and received a $500,000 grant to fund the installation of the shared geothermal system and storm water BMPs

- The City applied for and received a grant on behalf of the developer to fund installation of a permeable paved street and water and sewer utilities ($560,000)

Funding con't

- The developer received a grant to provide 25% down payment assistance on 30 homes
  - value to buyers $37,500 per unit for a total of $1,125,000
- Enterprise Zone benefits include return of sales tax paid by developer (est. $6,000)
- Enterprise Zone benefits also include a tax credit of up to $14,000 per unit (total value up to $420,000).
- Developer investment est. $3,775,055

Total Cash Infusion – Three Projects

- Outside grants and forgivable loans
  $4,346,155
- Enterprise Zone benefits
  $426,000
- Local grants and donations to date
  $497,365
- Developer
  $3,775,055

Other non- City funding

- Rebate from Mid-American Energy

  $ 69,000 ($2,300 per home)

- Tax Credits to buyers

  $270,000 ($9,000 per home)

McQuillen Place


MMXIV
McQUILLEN
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McQUILLEN
123 N. MAIN STREET
CHARLES CITY, IOWA

Financing

- Grant (Single family new construction)

  $3,000,000
- NMTC

  $2,200,000
- Enterprise Zone benefits

  $600,000
- TIF financed loan (Ouch! This is the City portion)

  $2,200,000
- Private Financing

  $2,000,000

Companion Project

- State Historic Tax Credits

  $628,750
- Federal Historic Tax Credits

  $406,500
- Enterprise Zone benefits

  $50,000
- Private Financing

  $1,074,750

Questions/Comments?

Additional Information…

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