

Reinvestment District 2020 Annual Report

Recipient: City of Coralville

Please provide the following:

a. The status of each project undertaken within the district in the previous twelve months, including whether construction has begun on any project in the district or when the start of construction is anticipated and a summary of developer spending on projects within the district.

The Xtream Arena & GreenState Family Fieldhouse ribbon cutting event occurred on September 17th, 2020. Only finishing touches remain to complete the building.

The parking ramp will be temporarily replaced by a surface parking lot while the University of Iowa Hospitals and Clinics completes their planning process.

The Drury Hotel was completed in April 2019.

The Watts mixed-use building, Building G, at the corner of 9th Street and Quarry Road was completed in 2019. Watts Building C was completed in the summer of 2016.

Hodge Construction's building (Mixed Use 1) will be located south of 9th Street and Quarry Road, where the Johnson County Historical Society and Antique Car Museums are currently located. Once the new Museum space is completed in late 2020, Hodge will demolish the old museum location to place their mixed-use building in its place.

b. An itemized list of expenditures from the municipality's reinvestment project fund (funds captured through the program) in the previous twelve months that have been made related to each project being undertaken within the district.

See attached document.

c. The amount of the total project cost remaining for each project being undertaken within the district as of the date the report is submitted.

Arena – \$10,751,526
Fieldhouse – \$2,473,810
IFSPI/2nd Street office space - \$612,556
Staybridge Suites – \$14,000,000
Museum/Retail – \$1,471,047
Parking Ramp – \$17,400,000
Drury Inn Hotel - \$0
Watts Building G - \$0
Watts Building C - \$0
Hodge Mixed Use 1 - \$14,595,000

Land Sales	\$8,500,000	In progress
Iowa River Landing Reinvestment District	\$10,000,000	Awarded
Urban Renewal TIF	\$5,000,000	Awarded
Community Attractions and Tourism (CAT) Grant	\$500,000	Awarded
New Market Tax Credits	\$4,800,000	Awarded

d. The amounts, types, and sources of funding used for each project described in paragraph "a".

e. The amount of bonds issued or other indebtedness incurred for each project described in paragraph "a", including information related to the rate of interest, length of term, costs of issuance, and net proceeds. The report shall also include the amounts and types of moneys to be used for payment of such bonds or indebtedness.

Information provided should be the most recent that is available.

CERTIFICATION OF ACCURACY:


I hereby certify that the information presented to the Iowa Economic Development Authority on the date indicated below is fully complete, true, and correct. I understand that it is a criminal violation under Iowa law to engage in deception and knowingly make, or cause to be made, directly or indirectly, a false statement in writing for the purpose of procuring economic development assistance from a state agency or subdivision, as provided in Iowa Code section 15A.3 and other applicable law.

I further depose that the signature below is my own proper signature and that I have the authority to submit this information on behalf of the Recipient.

Prepared By:

Name: Nicky Beurivage Phone # 319-325-5632
 Title: Associate Project Coordinator – Xstream Arena
 Signature  Date 10/1/2020
 E-Mail Address nbeurivage@coralville.org

Authorized Signatory:

Name: Kelly Hayworth
 Title: City Administrator
 Signature  Date 10/1/2020

Arena Project

Row Labels	Sum of Arena
Architect	343,706
JLG	343,706
Construction Monitor	30,000
OPN	30,000
Consultant	1,103,660
Spectra	639,723
Stafford	351,640
Terracon	84,265
Neumiller Electric	17,421
RDG	10,613
Contractor	39,553,998
Mortenson	39,513,060
Maxwell	40,938
Engineering	65,600
Shive	49,147
Shive	16,453
Insurance	21,424
Cross Insurance	21,424
Legal	7,252
Davis Brown	7,252
Title Company	2,000
Old Republic Title Company	2,000
Transportation	2,046
Heartland	2,046
FF&E	2,112,438
Stafford	16,711
Athletica Sport Systems	173,988
BDH Development	70,000
MTS Seating	59,301
Anthony James Partners	27,607
StageRight	151,650
Mats Inc.	64,722
CR Signs	138,267
Ping HD	94,180
Phelan's	6,041
Conference Technologies	575,799
Tallgrass	24,261
Athletica	1,295
Daktronics	75,000
Hussey Seating	122,090
Electronic Engineering	11,711
QCI	12,552
Tri-City Electric	247,655
Carrier Access IT	16,238
Rapids Food Service	47,718
Garrett Metal Detectors	38,699
TMS	53,734
DV Sport Software	36,350
PIP Printing	2,541
Global Equipment Company	21,723
Visiontron	17,705
Cody Ash Design	4,900
Grand Total	43,242,124

Fieldhouse Project**Drury Parking Project**

Row Labels	Sum of Drury Parking
Architect	16,281
Neumann Monson Architects	16,281
Consultant	9,350
Wiss, Janney, Elstner Assoc.	9,000
Stevens Erosion Control	350
Contractor	535,738
Knutson Construction	334,876
Lynch excavating	11,400
Drury Development Corp	189,463
Landscaping Contractor	4,070
Pleasant Valley	1,995
Hughes Nursery	2,075
Grand Total	565,440

North Mixed Use / Museum Project

Row Labels	Sum of NMU
Architect	82,172
JLG	82,172
Construction Monitor	10,000
OPN	10,000
Consultant	217,256
Spectra	124,349
Stafford	69,784
Terracon	18,961
Neumiller Electric	2,586
RDG	1,576
Contractor	6,861,798
Mortenson	6,855,721
Maxwell	6,077
Engineering	9,785
Shive	7,343
Shive	2,443
Insurance	3,181
Cross Insurance	3,181
Legal	39,618
Davis Brown	39,618
Title Company	2,000
Old Republic Title Company	2,000
Transportation	304
Heartland	304
Grand Total	7,226,114

Row Labels	Sum of FieldHouse
Architect	75,007
JLG	75,007
Construction Monitor	10,000
OPN	10,000
Consultant	258,092
Spectra	153,647
Stafford	77,635
Terracon	19,751
Neumiller Electric	4,387
RDG	2,673
Contractor	5,551,409
Mortenson	5,541,100
Maxwell	10,310
Engineering	16,636
Shive	12,493
Shive	4,144
Insurance	5,395
Cross Insurance	5,395
Legal	1,385
Davis Brown	1,385
Title Company	2,000
Old Republic Title Company	2,000
Transportation	515
Heartland	515
FF&E	298,966
Stafford	4,208
Hussey Seating	37,000
Townsend	15,000
Phillips Floors Inc	226,114
BSN	8,403
Mity Lite Inc	8,241
Grand Total	6,219,407