


COUNCIL COMMUNICATION

	Number:	25-343	Meeting:	September 8, 2025
	Agenda Item:	43	Roll Call:	25-1224
	Submitted by:	Benjamin R. Page, Parks and Recreation Director		

AGENDA HEADING:

Approving Community Attraction and Tourism (CAT) grant agreement with Iowa Economic Development Authority (IEDA) and Iowa Confluence Water Trails (ICON) in the amount of \$1,000,000 for Birdland Park Master Plan Improvements Phase 1 Project.

SYNOPSIS:

Recommend approval of IEDA CAT grant in the amount of \$1,000,000 for the Birdland Park Master Plan Improvements Phase 1 Projects and authorizing the City Manager to negotiate with IEDA and ICON the terms of the CAT Grant Agreement and to designate the Parks and Recreation Director to sign the approved agreement.

FISCAL IMPACT:

Amount: \$1,000,000 in IEDA CAT grant funding towards an overall estimated construction cost of \$14,620,000 for three (3) combined project sites with Birdland Park Master Plan Phase 1A (Site No. 1) and Phase 1B (Site No. 2), with an estimated combined construction cost of \$11,820,000, being City-led and the ICON-led site at Birdland Park (Site No. 3) having an estimated construction cost of \$2,800,000.

The CAT grant funding split between ICON and the City has yet-to-be determined and shall be negotiated by the City Manager.

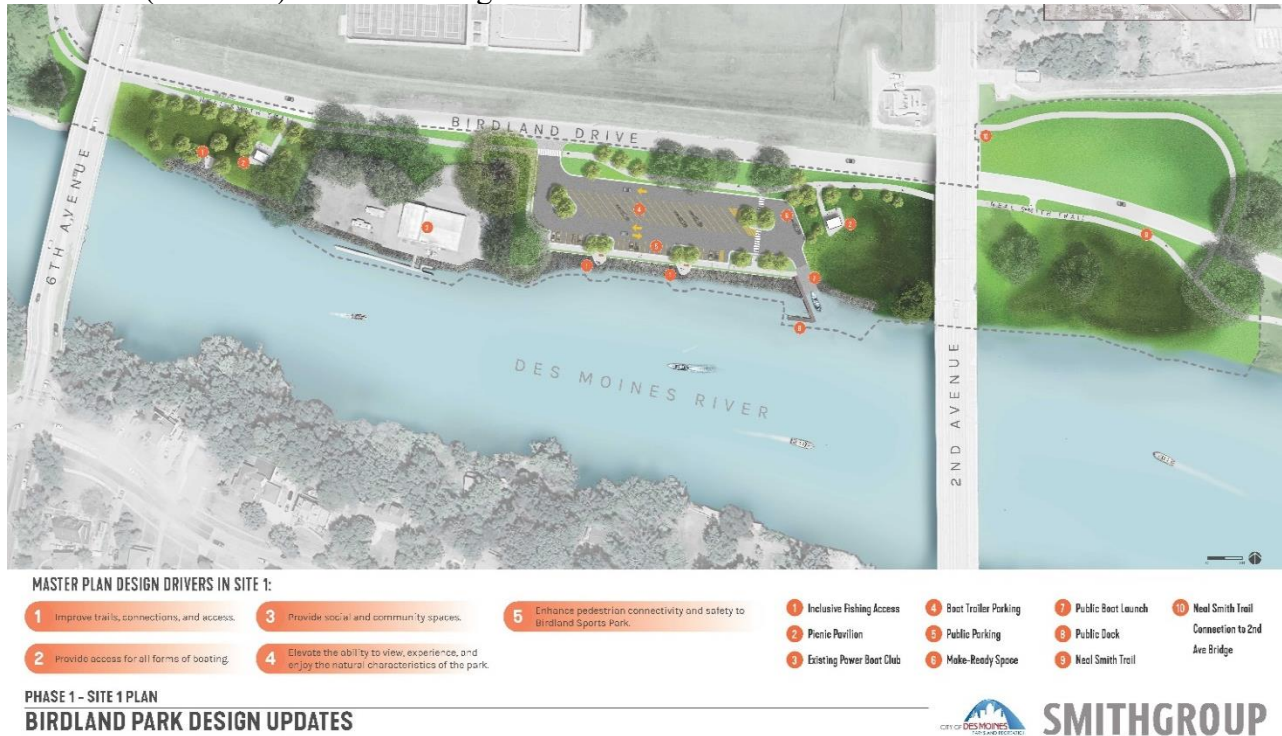
Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 89, Birdland Park and Marina, PK189, Being: \$6,000,000 in Local Option Sales and Service Tax (LOSST), \$235,000 in G.O. Bonds, \$108,000 Iowa Department of Agriculture and Land Stewardship (IDALS) Water Quality Initiative (WQI) cost-share grant funding, \$3,979,465 Land and Water Conservation Fund Outdoor Recreation Legacy Partnership Program (LWCF ORLP) grant funding, \$300,000 in anticipated Iowa Department of Natural Resources (IDNR) Resource Enhancement and Protection (REAP) grant funding, \$200,000 in anticipated Iowa Department of Transportation (IDOT) State Recreational Trails (SRT) grant funding, \$10,000 in private donations, yet-to-be determined CAT grant funding, and an estimated \$250,000 in additional anticipated external grant funding.

The budget for ICON's Site No. 3 is not considered in the above Funding Source information.

ADDITIONAL INFORMATION:

- A master plan for Birdland Park and Marina was developed in 2021 and was approved by the Parks and Recreation Board on February 23, 2021, and adopted by the City Council on March 22, 2021, by Roll Call No. 21-0465. The master plan outlines a logical, highest value approach to implementing multiple phases of proposed improvements. Implementation of the full Master Plan was estimated at \$54.4 million in 2021.
- Informed by LiveDSM, the Parks and Recreation Department's comprehensive plan, the Birdland master planning project was to be community and stakeholder driven. To facilitate project feedback and achieve community support from the neighborhood and everyday park users, three (3) public meetings were held at different phases of the project's development. The meetings garnered over 200 attendees and generated 350 plus follow-up survey responses. Additional public engagement has been ongoing in association with design development for the Phase 1 project.
- The Parks and Recreation Department applied for an IEDA CAT Grant in June of 2025 and was offered a \$1,000,000 project cost-share grant to complete master plan improvements at three (3) project sites within Birdland Park. Sites No. 1 and No. 2 and the associated improvement projects are being City-led and Site No. 3 in the vicinity of Birdland Marina is being led by ICON.
 - Site No. 1 (a.k.a. Site 1A) is generally located between the 6th and 2nd Avenue Bridges
 - Site No. 2 (a.k.a. Site 1B) is generally located north and east of Birdland Drive
 - Site No. 3 (a.k.a. ICON Site) is generally located east and west of the Birdland Marina
- In late 2022, a professional service agreement was completed with SmithGroup, Inc. to provide engineering design for two (2) sites within Birdland Park, Phase 1A (Site No. 1) and Phase 1B (Site No. 2). As of summer 2025, Phase 1A is fully permitted and at the 100% construction documentation milestone, and Phase 1B is approximately 85% complete with construction documentation and permitting.
- Pending City Council approval, both the Phase 1A (Site No. 1) and Phase 1B (Site No. 2) projects are expected to bid Winter 2025/2026 for substantial construction in calendar year 2026 and close out in 2027 following the completion of all site restoration and landscaping.
- The CAT grant agreement must be executed by the City and returned to the IEDA no later than September 13, 2025. Each of the three (3) projects must enter into a construction contract by no later than July 18, 2026, and all three (3) sites shall be fully constructed and operational at a level acceptable to the IEDA by no later than July 31, 2027.
- If approved by the City Council, the City Manager will designate the Parks and Recreation Director to approve IEDA CAT grant agreement which requires a digital approval format.
- If approved by the City Council, the City Manager is authorized and directed to negotiate with IEDA and ICON the terms of the CAT Grant Agreement for the Project for a grant of \$1,000,000 and may designate execution of said Agreement to the Parks and Recreation Department Director.

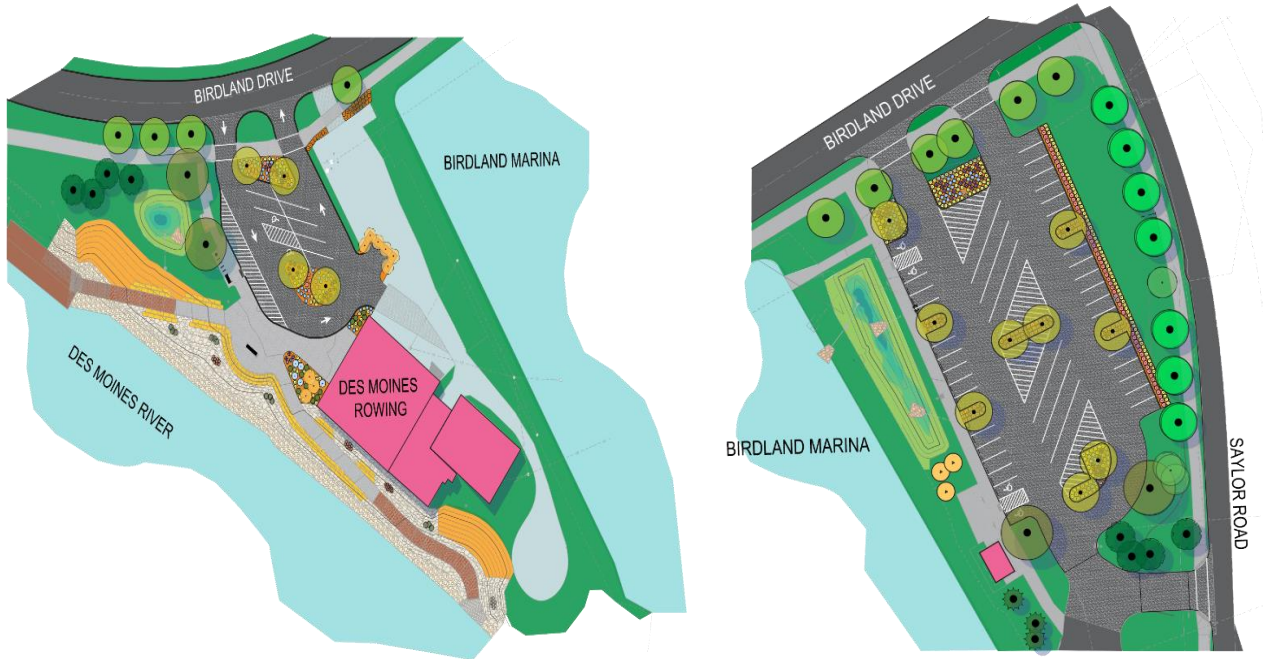
Site No. 1 (Phase 1A) Plan Rendering



Site No. 2 (Phase 1B) Plan Rendering



Site No. 3 (ICON) Plan Renderings



PREVIOUS COUNCIL ACTION(S):

Date: August 18, 2025

Roll Call Number: [25-1125](#)

Action: [Ratification](#) of IDNR REAP grant funding application seeking \$300,000 for Birdland Park Master Plan Phase 1A Improvements. ([Council Communication No. 25-314](#)) Moved by Voss to adopt. Second by Simonson. Motion Carried 6-0. Absent: Gatto.

Date: June 30, 2025

Roll Call Number: [25-0888](#)

Action: [Approving](#) and authorizing the execution of agreement with the IDNR for the Federal Land and Water Conservation Fund Program for Birdland Park Improvements Project, and authorizing City Manager to negotiate subrecipient agreement. ([Council Communication No. 25-254](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

Date: June 30, 2025

Roll Call Number: [25-0887](#)

Action: [Approval](#) of IDOT SRT Grant Application for the Birdland Park Improvements Phase 1A-Reconstruction of the Neal Smith Trail Project, \$200,000. ([Council Communication No. 25-253](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Zoning Board of Adjustment

Date: November 20, 2024

Docket Number: ZBOA-2024-000055

Action: Appeal for requested Conditional Use for a “Public Recreation Area” use in an “F” District. Decision and Order conditionally granting the appeal was adopted by a vote of 7-0 with all Board Members present voting in favor thereof.

Board: Parks and Recreation Board

Date: February 23, 2021

Resolution Number: 21-011

Action: Motion by Facto to approve the Birdland Park Master Plan. Second by Woodard. Motion carried.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Grant award acceptance agreement(s), subrecipient agreement with ICON, ordering construction, public hearing, receive and file bids, designate lowest bidder, approve contract and bond, partial payments to the contractor, and final acceptance of work.

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