



To: Mayor and City Council
From: Dylan Mulfinger
Subject: Administrator Memo
Date: 11/27/2023

1 South Frederick has a failing north wall. This caused the building to be evacuated on the apartments and store front that are adjacent to the wall. This wall failure was discovered in June of 2023. The current property owner has worked to get quotes for repair with those ranging from \$175,000 to \$400,000. The property owner, on Monday November 20, 2023, proposed giving the building to the city as the owner cannot make the repair.

At the November 23 meeting with the owner, city staff advised applying for the Community Catalyst Building Remediation program offered by the Iowa Economic Development Authority (IEDA). Specifically, staff wanted to apply for the emergency program that does not require meeting the normal deadlines. The building owner was in favor of moving forward with the repair if the grant could be obtained and the city would partner. After contacting Jim Thompson, Downtown Economic Development Specialist, with IEDA, staff learned this building does not qualify for the emergency program.

Staff is now asking City Council if City Council wants to apply for the regular catalyst program. Below is a breakdown for funds.

- \$100,000 Catalyst Funds
- \$50,000 Local TIF Program Funds
- \$50,000 Property Owner

The City Council would have to agree to apply and set aside downtown TIF dollars to provide a city partnership that is essential to the application.

Should the City Council decide not to apply for the catalyst program, city staff will advise the owner to tear down the building. This is not an easy decision for the city as the future of the downtown is something to consider.

Timeline

Preapplication due January 29, 2024

Applications due April 15, 2024

Awarded June 2024

24 months to complete improvements

Comprehensive Plan

Page 16 in the comp plans shows that residents are in favor of investing in the downtown.

Page 19 talks about a strength of downtown is its walkability.



Page 20 list enhancing downtown businesses as an opportunity for beautification.

Page 39 under economic development: **Goal 2:** Support strategic economic growth within the Downtown area and provide additional retailers, businesses, and services for the community.

Chapter Five of the plan specifically points out Downtown and the need for investment.