



# CITY OF IOWA CITY COUNCIL ACTION REPORT

September 16, 2025

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Resolution of Necessity to consider Amendment #18 to the City-University Project 1 Urban Renewal Plan and Set Notice of Consultation Meeting and Public Hearing.

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Prepared By: Rachel Kilburg Varley, Economic Development Coordinator  
Reviewed By: Geoff Fruin, City Manager  
Alexandria Bright, Asst. City Attorney  
Fiscal Impact: N/A  
Staff Recommendation: Approval  
Commission Recommendations: N/A  
Attachments: [Notice of Consultation](#)  
[Notice of Public Hearing](#)  
[Resolution](#)  
[Amendment #18](#)

## **Executive Summary:**

Any urban renewal activities undertaken in an urban renewal area must be included in the respective urban renewal plan. Amendment #18 to the City-University Project 1 Urban Renewal Area adds additional projects and uses: the Senior Center interior renovation project and a building improvement and facade grant program.

Pursuant to the process required by State law, this Resolution adopts a Resolution of Necessity, sets the tax entity consultation for date and the public hearing for date. It is important to note that the amendment to the plan does not constitute the approval of any of these projects, but affords the City Manager and/or City Council to consider approval of such projects in the future.

## **Background / Analysis:**

The original City-University Project I Urban Renewal Area was established in 1969 and has been amended 17 times to accomplish various urban renewal objectives.

Each time an urban renewal plan is amended, State law requires that Council adopt a Resolution of Necessity. Following that, a consultation with affected taxing entities must be held and a public hearing set. This Resolution adopts the Resolution of Necessity, sets the tax entity consultation for September 18, 2025 and the public hearing for October 7, 2025.

Amendment #18 adds two new projects and uses to the City-University Urban Renewal Plan:

1. Interior renovation of the historic Senior Center public building, including interior ADA improvements, building code adherence, architectural and cosmetic work, wayfinding and

signage, upgrades to mechanical and electrical systems, and sustainable upgrades to reduce the carbon footprint. The Senior Center has operated for 42 years serving low-income and aging adults and is essential to engaging the older population within our community. Alternative funding options for the same purposes would be cost prohibitive, disruptive, and provide less efficient solutions for the historic preservation and building maintenance of this publicly owned historic building. Tax increment generated from taxes paid by property owners in this urban renewal area would be used to finance this project.

4. Building improvement & façade grant program: To preserve and maintain the buildings in the Iowa City Downtown Historic District for commercial uses and economic vitality, the City seeks to offer a building improvement and façade grant program targeted at the Downtown and Riverfront Crossings properties. Tax increment generated from taxes paid by property owners in this urban renewal area would be used to finance this project.