



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 5, 2026

Resolution approving a purchase agreement for 1725 North Dodge Street from the Iowa City Community School District.

Prepared By: Geoff Fruin, City Manager
Reviewed By: Chris O'Brien, Deputy City Manager
Eric Goers, City Attorney
Fiscal Impact: \$3,248,773 is budgeted in the City's Facility Reserve Fund for this acquisition
Staff Recommendation: Approval
Commission Recommendations: N/A
Attachments: [Resolution](#)

Executive Summary:

A City Hall space needs analysis was completed in 2024 and concluded that the current and future needs of the Police Department are best met in an offsite location. After first considering co-location with Johnson County in 2025, staff evaluated the repurposing of the former Iowa City Community School District administrative offices at 1725 N. Dodge and determined that the property is well-suited to meet current and future needs of the department. The purchase price of \$3,248,773 reflects a 2023 independent appraisal with an adjustment for commercial property appreciation in the subsequent three years. Upon purchasing the property, the City will lease the full property back to the School District for two years while renovation plans are completed.

Background / Analysis:

In 2024, the City completed a space needs analysis of the City Hall campus including the Police and Fire Station #1 facilities. It was determined that it is in the interest of the City to move the Police Department offsite to both best meet the department's current and future needs, but also to allow other City operations room to grow in the downtown location. The review of the current Police Department space indicated cramped working conditions, poor access to daylight, aging building components and significant accessibility challenges. The current police operations encompass approximately 14,000 square feet of space and yet the study projected a need of 38,208 square feet to more appropriately provide a healthy and efficient workspace for employees. The current police facility was constructed in 1959 and expanded in 1989 with only minor repairs and maintenance in the ensuing thirty-seven years.

After studying possible co-location with the Johnson County Sheriff's Office, it was determined that the community would be best served by an independent facility for the Iowa City Police Department. In the fall of 2025, the City engaged OPN Architects to study the

adaptability of the former Iowa City Community School District administrative offices. That building was constructed in 1990 and underwent comprehensive improvements in 2011. The OPN analysis was completed in November of 2025 and indicated that the property at 1725 N Dodge was in overall good condition and has been well-maintained and updated. It further concluded that it is well suited to be adapted to a police station and that the overall size of over 43,000 square feet will be able to meet current and future needs of the department very well.

The City and School District determined the sale price based on a 2023 appraisal secured by the School District. The appraisal amount of \$2,968,000 was then adjusted upwards by a commercial property appreciation factor provided by the Iowa City Assessor's Office which accounted for average valuation growth between 2023 and 2026. The School District is currently utilizing the property and thus the agreement includes a two-year lease back of the property to the School District at no cost. During this two year timeframe, the City intends to engage an architect to assist with developing buildout plans. After the initial two-year lease period the School District will have options to retain the warehouse portion of the building at a market rate cost. If the District exercises this option, the City would intend to start renovation work and eventually move staff into the building while securing off the warehouse portion for continued shared use with the School District.