



# CITY OF IOWA CITY COUNCIL ACTION REPORT

August 1, 2023

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Resolution approving Amendment No. 17 to the City University Project 1 Urban Renewal Plan to add a project to the Urban Renewal Area.

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| Prepared By:          | Wendy Ford, Economic Development Coordinator                                                                                         |
| Reviewed By:          | Rachel Kilburg, Assistant City Manager                                                                                               |
| Fiscal Impact:        | None                                                                                                                                 |
| Staff Recommendation: | Approval                                                                                                                             |
| Attachments:          | <a href="#">Report on Process for Council</a><br><a href="#">Map</a><br><a href="#">Resolution</a><br><a href="#">Plan Amendment</a> |

## **Executive Summary:**

Any urban renewal activities undertaken in an urban renewal area must be included in the respective urban renewal plan. Amendment #17 to the City University Project 1 Urban Renewal Area includes a project to rehabilitate the historic exterior of the Iowa City Senior Center, located within the urban renewal area.

It is important to note that the amendment to the plan does not constitute the approval of any contract for the project, which will be presented at a future date.

## **Background / Analysis:**

Approval of Amendment No. 17 to the City University Project 1 Urban Renewal Plan would allow City Council to consider an exterior renovation project in the future that could be funded by tax increment financing generated from the entire district.

The project would entail exterior renovation over a two year construction season. The Exterior Historic Assessment from December 2021 identified several areas on the structure in need of restoration and rehabilitation, including the limestone veneer, masonry parapet, block arches, and panels, cornice, elastomeric sealants, the wood window frame elements, windowsill carved stone brackets, raised panels and window. The Senior Center Exterior Building Envelope Preservation, Restoration and Rehabilitation project will address the items in the report and the project work includes exterior limestone repair and restoration, dismantling and reconstruction of existing parapet piers, removal and replacement of existing windows, removal and replacement of exterior doors, repair and restoration of historic wood elements at monumental window openings and historic doorways.

The 25,000 square foot building has operated in this capacity for 42 years, serves low income and aging adults, attracts people from all over the county, and is instrumental in

engaging our older population within the larger community, which suggests that alternative funding options for the same purposes would be cost prohibitive, disruptive, and provide no 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 the project.