



## **REQUEST FOR ACTION**

**DMC General State Infrastructure Aid (GSIA) funds for Heart of the City Improvements; and Bid Advertisement - Heart of the City 1st Avenue SW Tree Well Paver Improvements - Project No. J8625**

**MEETING DATE:**

**July 6, 2026**

**ORIGINATING DEPT:**

**City Administration**

**AGENDA SECTION:**

**Reports and Recommendations**

**PRESENTER:**

**Steve Sampson Brown**

**Action Requested:**

1. Approving the use of \$334,000 DMC General State Infrastructure Aid (GSIA) funds for Heart of the City Improvements; and
2. Authorizing an advertisement for bids with a bid opening date of July 28, 2026, for the Heart of the City 1st Avenue SW Tree Well Paver Improvement Project - Project No. J8625.

**Report Narrative:**

City teammates are requesting \$334,000 in Destination Medical Center Funding to support near-term improvements to the pedestrian experience along 1st Avenue SW and to further evaluate underlying conditions within the Heart of the City project area. The approved funding is divided into two components:

1. Investigation of Paver Settlement & Snow Melt System Leak (\$79,000)  
This funding will support additional evaluation of areas where pavers have experienced settlement over time. The work will include testing and inspections to identify potential causes of the settlement, including conditions below the surface and investigate known issues with the existing Heart of the City snow melt system. The investigations are expected to be completed in late summer 2026 and will provide information needed to determine appropriate long-term repair strategies. If permanent repairs cannot be completed as part of this effort, the findings will help inform potential future capital improvement recommendations.
2. Pedestrian Surface Improvements (\$255,000)  
This funding will support improvements around 64 tree wells located along 1st Avenue SW between West Center Street and 2nd Street SW. This work will address uneven surfaces and reduce future settlement. The proposed design solution has been successfully tested over the past year and has demonstrated improved performance. Construction is anticipated to begin in mid-summer 2026 and be completed later this fall.

To minimize impacts to downtown businesses, visitors, and scheduled activities such as Thursdays downtown, construction will be completed in small sections and phased throughout the project area. This approach will maintain pedestrian access along 1st Avenue SW, preserve connections to adjacent businesses, and allow for the continued flow of pedestrian traffic through the corridor. Staff will also

coordinate construction activities with downtown events and programming to ensure the Heart of the City remains active and accessible throughout the summer construction season. Together, the proposed improvements represent a practical and cost-effective strategy to maintain a safe, attractive, and accessible public realm while informing future decisions regarding long-term infrastructure investments in the Heart of the City. The DMCC board approved this recommendation as part of its May 21, 2026, meeting. At the June 15, 2026, City Council meeting this item was pulled for separate discussion by Council Member Wahl and Council Member Palmer. Following discussion at the City Council dias, Council Member Miller motioned to remove the items from the agenda and move to the July 6, 2026, City Council meeting.

### **Priorities & Foundational Principles:**

Quality Services

Fiscal Responsibility and Sustainability

### **Policy Considerations & DEI Impact:**

The construction projects and implementation of the Heart of the City project observes the City Council's strategic priority of Economic Vibrancy & Growth Management and access. The Citywide DEI Goal of Community Connection and Engagement, supporting racial and socio-economic equity for our community by creating and supporting accessible mobility friendly enhancements to the downtown.

### **Prior Legislative Actions & Community Engagement:**

September 26, 2024: DMCC Board of Directors Meeting

October 6, 2024: City Council 2025 Operating and Capital Budget

December 9, 2024: City Council 2025 Operating and Capital Budget Amendment

February 6, 2025: DMCC Board of Directors,

February 19, 2025: Amendment to the 2025 Destination Medical Center Corporation (DMCC) Capital Budget related to the Heart of the City Project

June 16, 2025 - Contract Award: Heart of the City - Peace Plaza Paver Modifications

May 21, 2026 - DMCC Board of Directors Meeting

June 15, 2026: City Council - Request for Bid Advertisement – Item removed from June 15, 2026 agenda and move to July 6, 2026 agenda.

### **Fiscal & Resource Impact:**

DMC Sales Tax revenues and State DMC funds will be used to complete projects deemed to be in support of the DMC Plan goals and objectives. DMC allocated \$334,000 in DMC General State Infrastructure Aid (GSIA) funds to complete these projects. At the May, 2026, DMC Board meeting, the DMC Board authorized \$79,000 for subgrade assessments of which \$33,000 will be used for investigation and repairs to the HOC snowmelt system and \$46,000 will be used to for below ground infrastructure utility pipe inspection service. The DMC Board also allocated \$255,000 for Heart of the City 1st Avenue SW Tree Well Paver Improvements. The estimated cost of the paver improvement project is \$249,900.

### **Alternative Action(s):**

No alternative action is proposed at this time.

### **Prepared By:**

Steve Sampson Brown

**Attachments:**

[Bid Advertisement -Heart of the City 1st Avenue SW Tree Well Paver Improvements - Project No. J8625](#)