

# MARSHALLTOWN

— I O W A —

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**TO:** Mayor Greer and City Council  
**FROM:** Jessica Kinser, City Administrator  
**DATE:** September 7, 2022  
**RE:** Purchase of 23 West Main Street

**Policy Issue:** City Council is required to authorize all property purchases, use of Council-designated LOST

<input checked="" type="checkbox"/> Goal 1: Expand and improve development	<input type="checkbox"/> Goal 3: Continually improve the City's organization & services
<input type="checkbox"/> Goal 2: Enhance Marshalltown's public image	<input type="checkbox"/> Goal 4: Partner with others to improve quality of life

**Specific Objective/Action:** Objective 1: Support the MCBF and development in Downtown

**Recommendation:** To approve the resolution as proposed

**Budget Impact:** \$80,000 Council-designated LOST; 20% DTR owner contribution TBD

**Description/Background:** The City obtained title to 21 West Main Street in November 2021 as part of a 657A abandoned building case. The plan for this property is to have some façade and structural repair work completed as part of the Downtown Revitalization Grant, with the City paying the 20% owner contribution. 21 West Main and 23 West Main are always going to have a development issue in that the properties share a second floor with a common access on Main Street. This makes any second story redevelopment with different owners a very difficult prospect.

Staff is proposing to acquire 23 West Main Street now, ahead of the DTR grant starting, in order to overcome this development issue. This will allow the City to combine the parcels into one with the plan to sell the properties together following the completion of the DTR grant. As a reminder, no work other than the grant-approved work can happen on the buildings while the grant is still considered open. The City, as the new owner of 23 West Main Street, would also be assuming the 20% owner contribution for that building. That cost is unknown at this point, as the project will be going out to bid again in January. It is recommended that the Council utilize Council-designated LOST for the work to be done as part of the DTR grant, which will come forward as a formal recommendation/resolution when a bid has been accepted and the owner contributions are known.

Part of this purchase process is a lease agreement which allows for the current content of the buildings to stay until August 31, 2024, which is the anticipated end of the DTR grant. This can be extended by the City Council should any changes occur to the grant timeline.

**CITY COUNCIL**

Al Hoop, Gabriel Isom, Barry Kell, Mike Ladehoff,  
Jeff Schneider, Gary Thompson, Dex Walker

