

# MARSHALLTOWN

— I O W A —

Joel Greer, Mayor  
Jessica Kinser, City Administrator  
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**TO:** Mayor Greer and the City Council  
**FROM:** Jessica Kinser, City Administrator  
Michelle Spohnheimer, Housing & Community Development Director  
**DATE:** April 17, 2023  
**RE:** City DTR Projects

## Strategic Plan:

- Strategy 1: Expand and improve development in the community.
- Strategy 2: Enhance Marshalltown's public image.
- Strategy 3: Continually improve and sustain the City's infrastructure, organization, and services.
- Strategy 4: Partner with citizens, for-profit, non-profit, and others to improve quality of life.

**Plan Objective:** Invest in Downtown Redevelopment

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

**Budget Impact:** \$200,000 Council-designated LOST (6/30/24 projected balance \$1,796,220 upon approval)

**Description/Background:** The City owns two buildings that are part of the Downtown Revitalization (DTR) grant program: 21 and 23 West Main Street. 21 West Main Street has a very large scope of work in the base bid that involves a new roof amongst other things. 23 West Main Street has a lesser scope of work, but it still came in fairly high. The resolution commits the City to be part of the base bids, which is a 20% contribution. The scope of work for each building can be seen in the agreement for each property.

Each building also had alternates as part of the total bid. We are recommending a rejection of alternate #1 for both buildings, which was awnings. At this time, we recommend a future owner determine if they want an awning and what that awning looks like. We are recommending the Council approve an alternate for each building, which is 100% cost to the City. For 21 West Main Street, alternate 4 is a new street level door to the second floor. This door is very difficult to lock and is in poor condition. A new door will correct these issues and properly secure the second floor above both buildings. For 23 West Main Street, alternate 3 is to remove the more recent stone façade addition and replace with aluminum panels as well as a new front door. This work will address the façade in a way to make the front appearance more historically accurate.

The resolution is for a not-to-exceed amount of \$200,000, as we anticipate change orders as part of each building, which we are hoping can be kept to that \$40,000 range. However, these are old buildings that have not seen a lot of repair, and we have no idea what might be uncovered that is a necessary repair.

## CITY COUNCIL

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



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