



City Council Information Packet

October 1, 2026

Council Tentative Meeting Schedule

IP1. City Council Tentative Meeting Schedule

October 6 Work Session

IP2. October 6 Work Session Agenda

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IP4. Pending Work Session Topics

Miscellaneous

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IP6. September 2026 Building Statistics

Draft Minutes

IP7. Airport Commission: September 10

IP8. Airport Commission: August 13

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IP10. Housing & Community Development Commission: September 21

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CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

City Council Tentative Meeting Schedule

Attachments: [City Council Tentative Meeting Schedule](#)



City Council Tentative Meeting Schedule

Subject to change

October 1, 2026

<u>Date</u>	<u>Time</u>	<u>Meeting</u>	<u>Location</u>
Tuesday, October 6, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Thursday, October 15, 2026	8:00 AM	Strategic Plan Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, October 19, 2026	4:30 PM	Joint Entities Meeting Hosted by the Iowa City Community School Dist	TBD
Tuesday, October 20, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, November 2, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, November 17, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, December 8, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, January 5, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, January 11, 2027	4:30 PM	Joint Entities Meeting Hosted by the City of Coralville	TBD
Tuesday, January 19, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Wednesday, January 27, 2027	2:00 PM	Budget Work Session (CIP)	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Saturday, January 30, 2027	8:00 AM	Budget Work Session	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, February 2, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, February 16, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, March 9, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, April 6, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, April 19, 2027	4:30 PM	Joint Entities Meeting Hosted by the City of Iowa City	TBD
Tuesday, April 20, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street

Tuesday, May 4, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, May 18, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, June 1, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, June 15, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, July 13, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, July 19, 2027	4:30 PM	Joint Entities Meeting Hosted by the City of North Liberty	TBD
Tuesday, August 3, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, August 17, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, September 7, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, September 21, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, October 5, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, October 19, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, November 1, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, November 16, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, December 7, 2027	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

October 6 Work Session Agenda

Attachments: [October 6 Work Session Agenda](#)

Subject to change as finalized by the City Clerk. For a final official copy, contact the City Clerk's Office 356-5041

If you will need disability-related accommodations in order to participate in this program/event, please contact Kellie Grace at 319-356-5041, kgrace@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

**Iowa City
City Council - Work Session
Agenda
Work Session
October 6, 2026 - 4:00 PM
Emma J. Harvat Hall
410 E. Washington Street
www.icgov.org**



City of Iowa City Land Acknowledgment can be found at:
icgov.org/landacknowledgement

Meeting Rules can be found at: icgov.org/meetingrules

You can watch the meeting on cable channel 4 (118.2 QAM) in Iowa City, University Heights and Coralville, or you can watch it online at any of the following websites:

- <https://citychannel4.com/live>
- <https://www.youtube.com/user/citychannel4/live>
- <https://facebook.com/CityofIowaCity>

For informational purposes, the Current ICHA Waiting Lists Counts are as follows:

Month	HCV Waiting List	PH Waiting List
September	1,361	739

1. University of Iowa Student Government (USG) Updates
2. Clarification of Agenda Items
3. Information Packet Discussion [September 17, September 24, October 1]
Council direction needed on the following items:
(10/01) IP5 - Memo from Clerk - Joint Entities Meeting Agenda Items for October 19
4. Serving Our City – Public Works
5. Iowa City Community School District (ICCSA) Request for Boundary Analysis
Community Committee Appointment
6. Council updates on assigned boards, commissions, and committees



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Memo from City Manager - ICCSD Request for Boundary Analysis Community Committee Appointment

Attachments: [Memo from City Manager - ICCSD Request for Boundary Analysis Community Committee Appointment](#)
[ICCSD Boundary Process Steering Committee Meeting Schedule](#)



CITY OF IOWA CITY MEMORANDUM

Date: October 1, 2026
To: Mayor and City Council
From: Geoff Fruin, City Manager
Re: ICCSD Request for Boundary Analysis Community Committee Appointment

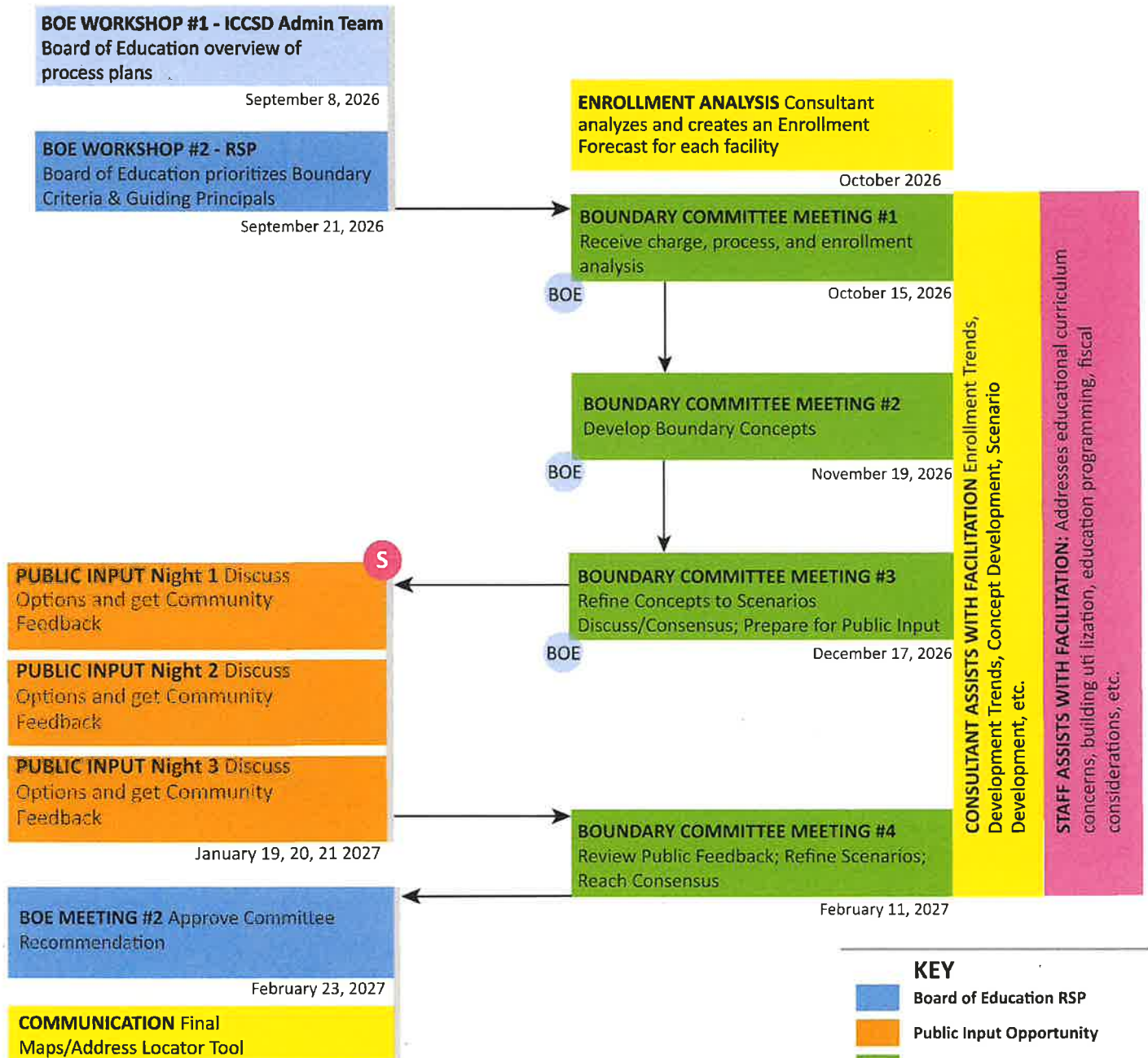
The ICCSD has requested that a representative of the City of Iowa City serve on a Boundary Analysis Community Committee. The committee aims to help the District navigate changes to elementary boundaries and configuration of school sites. The committee is scheduled to meet on October 15th, November 19th, December 17th, and February 11th. All meetings will start at 6:00 p.m. and are expected to last two hours. A draft overview of the boundary review process is attached to this memo.

The District will welcome representation from either an elected or staff position. Staff would like to know if a member of Council wishes to serve as the City representative. If not, we will identify a staff member to serve on the committee.

SUPERINTENDENT ADVISORY BOUNDARY PROCESS

2026/27 School Year

DRAFT



NOTES:

- Board to establish Guiding Principles & Boundary Criteria
- Alignment with Strategic Plan
- Fiscal considerations to inform decisions

KEY

- Board of Education RSP
- Public Input Opportunity
- Committee Work
- Consultant Assistance
- Staff Action
- Board of Education Update by Admin
- District Survey

August 17, 2026



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Pending Work Session Topics

Attachments: [Pending Work Session Topics](#)



CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

PENDING CITY COUNCIL WORK SESSION TOPICS

September 28, 2026

Currently Scheduled

October 15th – Strategic Plan discussion

November 2nd – Joint meeting with the Planning & Zoning Commission to review the draft update to the Iowa City Comprehensive Plan.

FY23-26 Strategic Plan Action Item Topics Requiring Council Discussion:

- Evaluate legal steps to discourage or prevent bad faith and predatory property investors and encourage ethical leasing practices (staff memo requested)
- Develop and maintain cost recovery guidelines for programs and services that balance fiscal responsibility and equity (staff memo requested)

Other Topics:

- Discussion of board and commission appointment process
- License plate reader technology discussion
- Low Income Utility Discount Program (IP2 from 4.24,25)
- 21 S. Linn Update
- Review of rezoning protest procedures

Note: Some items on the Pending List may require staff research and information gathering prior to scheduling.



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Memo from City Clerk - Joint Entities Meeting Agenda Items for October 19

Attachments: [Memo from City Clerk - Joint Entities Meeting Agenda Items for October 19](#)



CITY OF IOWA CITY MEMORANDUM

Date: October 1, 2026
To: Mayor and City Council
From: Kellie Grace, City Clerk
Re: Joint Entities Meeting Agenda Items for October 19

The next joint meeting with City Councils of Johnson County municipalities, the Johnson County Board of Supervisors, the Iowa City School District and neighboring school districts will be held on Monday, October 19, 2026. The meeting will be hosted by the Iowa City Community School District.

Please come prepared to discuss agenda items you would like to include on that agenda at the next Council work session on October 6.

A complete agenda and meeting date confirmation will be available in your packet preceding the October 19th Joint meeting.



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

September 2026 Building Statistics

Attachments: [September 2026 Building Statistics](#)

Iowa City Building Permits

Issue date between 9/1/2026 and 9/30/2026

Permit Type	Work Class	Permit Type	Permit #	Issue Date	Address	Description	Applicant	Project Value
Building (Commercial)	Accessory Structure							\$0
		Building (Commercial) - Accessory Structure Total						
	Addition	Addition	BLDC26-0077	9/8/2026	2000 INDUSTRIAL PARK RD	New building addition on NE side of existing building, with associated site improvements (Loparex)	Snyder & Associates, Inc Jason Ledden	\$4,000,000
		Addition	BLDC26-0094	9/17/2026	729 N DUBUQUE ST	Renovation of a three story dormitory with an addition to the West. Upgrades include new interior/exterior finishes, MEP-FP systems, and site updates & ADA accessibility to the building (Evans Scholar House)	DCI Group, Inc Lucas Boyle	\$4,834,124
		Building (Commercial) - Addition Total						
	Alteration	Alteration	BLDC26-0078	9/8/2026	2351 S SCOTT BLVD	Pour concrete pad on NE corner of property, place bollards and place 1000 gallon fuel tank for fleet fueling (United Van Lines)	Agriland FS, Inc Justin Livingston	\$20,000
		Alteration	BLDC26-0112	9/2/2026	2460 TOWNCREST DR	Addition of 6 offices, small reception area, and a kitchenette in existing open area on the first floor. Add new entrance on east side of building, remove part of planter box to open up walkway to new entrance	Schemmer DeAnna Hurley	\$50,000
		Alteration	BLDC26-0134	9/2/2026	210 S DUBUQUE ST	Repair of new ductwork, Work includes electrical & HVAC work, Add steel weld reinforcements on roof systems (Graduate Hotel),	The Schema Group Chance Loman	\$525,481
		Alteration	BLDC26-0137	9/3/2026	750 HAWKINS DR	128 SQ FT roof & sheathing replacement, only as needed (Iowa City Hope Lodge)	Tomlinson Cannon Stephanie Moore	\$74,163
		Alteration	BLDC26-0140	9/9/2026	521 WESTBURY DR	Replace finishes, paint, flooring and ceiling tiles, add mop sink in utility room, close in 2 openings & add interior door	Dillon Construction LLC James Brown	\$65,000
		Alteration	BLDC26-0144	9/14/2026	4328 ST PATRICK DR	Remove old asphalt roofing, install new ice & water seal, ridge vent & new shingles	Randy Wessling Construction Randy Wessling	\$256,000
		Alteration	BLDC26-0099	9/30/2026	7 VALLEY AVE	Convert existing garage located on east side of building into a storage room by enclosing existing garage door with a full wall. Will be adding insulation to the room as well	Melinda Johnson	\$3,500
		Building (Commercial) - Alteration Total						
	Fence	Fence						\$0
		Building (Commercial) - Fence Total						
	New	New						\$0
		Building (Commercial) - New Construction						

Building (Commercial)	Repair	Repair	BLDC26-0145	9/15/2026	929 E IOWA AVE 1	Repair east foundation retaining wall	ECBD LLC Jeff Clark	\$7,800
		Repair	BLDC26-0142	9/16/2026	30 GATHERING PLACE LN 100	Shoring & truss repair	Apex Construction Karen Fink	\$125,000
		Repair	BLDC26-0150	9/18/2026	1031 WADE ST	Remove & replace shingles & EPDM rubber membrane on roof	Armor Construction Inc David Luna	\$38,000
		Repair	BLDC26-0154	9/28/2026	727 MELROSE AVE	Replace front stairs on north side of the house, due to rot	Mike D McDowell	\$1,000
		Building (Commercial) - Repair						
	Tenant Build-Out	Tenant Build-Out						\$0
		Building (Commercial) - Tennant Build-Out Total						
Building (Commercial) Total								\$10,000,868
Building (Residential)	Accessory Building	Accessory Building	BLDR26-0335	9/3/2026	1600 PRAIRIE DU CHIEN RD	Add a prebuilt 14' x 24" shed on the east side of the property. Shed	Remington Harris	\$1,000
		Accessory Building	BLDR26-0342	9/9/2026	2050 GLENDALE RD	Installation of 14'W x 30'L x 6'D inground fiberglass swimming pool on north side of house with automatic safety cover & Fence (by others) as barrier with associated pool equipment	McIntosh Pools James McIntosh	\$105,000
		Building (Residential) - Accessory Building Total						
	Accessory Dwelling Unit (ADU)	Accessory Dwelling Unit (ADU)						\$0
		Building (Residential) - Accessory Dwelling Unit (ADU) Total						
	Addition	Addition	BLDR26-0325	9/14/2026	921 DEWEY ST	New retaining wall on north side of house	Forever Green Bill Hershberger	\$8,500
		Addition	BLDR26-0346	9/10/2026	1440 SANTA FE DR	Garage addition on east side of house & front porch addition on north side of house	McCreedy-Ruth Construction, LLC Kevin McCreedy	\$80,000
		Addition	BLDR26-0349	9/15/2026	921 DEWEY ST	Add new stairs to north side of house Permit applied for post-construction	Ionia Handy Man Brandon M Lange	\$5,000
		Addition	BLDR26-0355	9/15/2026	720 WALNUT ST	New covered front porch addition on south side of house	Brady Dorman	\$19,000
		Addition	BLDR26-0395	9/11/2026	1825 MORNINGSIDE DR	Add concrete monolithic slab to north side of house for a future structure	Horesowsky Construction LLC Krs Kay Jarrard	\$7,000

Building (Residential)	Addition	Addition	BLDR26-0356	9/18/2026	755 MCCOLLISTER CT	Removing existing deck on south side of house. Build new 10' projection x 14' deck to support new sunroom w/studio roof. Build new 7' x 7' deck on south side of sunroom	Home Town Restyling James Farrington	\$52,931
		Building (Residential) - Addition Total						
	Alteration/Remodel	Alteration/Remodel	BLDR26-0322	9/2/2026	1048 LANGENBERG AVE	Convert existing deck on south side of house to a 3-seasons porch. Will require additional structural improvement.	Fossil Obsidian Group LLC Zachary Hoss Price	\$8,900
		Alteration/Remodel	BLDR26-0329	9/4/2026	3986 WINNSBORO DR	Close in existing covered porch located on north side of house. Build a new deck off of existing porch. Deck is 12'x12' 144 sq ft. The covered porch is 12' x 12' 144 sq ft.	Ramsey Creek Woodworks Lynn Hostetler	\$67,230
		Alteration/Remodel	BLDR26-0330	9/1/2026	4 HEATHER DR	Bathroom, bedroom & closet remodel	Eicher Design Build LLC Henry H Eicher	\$100,500
		Alteration/Remodel	BLDR26-0331	9/2/2026	1953 GRANTWOOD DR	Install new basement egress window on north wall of foundation.	Justice Le	\$3,000
		Alteration/Remodel	BLDR26-0333	9/1/2026	203 S LOWELL ST	Kitchen remodel	Sueppel's Building and Remodeling GT Karr	\$56,537
		Alteration/Remodel	BLDR26-0334	9/1/2026	312 S GOVERNOR ST	Remove existing casement window on south side of building and replace with a hopper in the basement (HPC26-0063)	Sueppel's Building and Remodeling GT Karr	\$4,400
		Alteration/Remodel	BLDR26-0337	9/2/2026	14 LINCOLN AVE 1	Change 1-stall garage located on west end of building to a 2-stall garage.	Grand Rail Development Kenzie Evans	\$20,000
		Alteration/Remodel	BLDR26-0339	9/4/2026	1315 OAKCREST ST	Convert existing duplex to a SFD. Work includes removal of selected interior walls, kitchen & bathroom remodels, addition of stair railings & related electrical & plumbing work.	TJ Formations LLC Tharang Thomas	\$25,000
		Alteration/Remodel	BLDR26-0343	9/8/2026	407 N WESTMINSTER ST	Convert screen porch on west side of house into 4 seasons room, make the existing foot print larger.	HomeWork Remodeling Inc Robert Rich	\$70,000
		Alteration/Remodel	BLDR26-0348	9/9/2026	3230 FRIENDSHIP ST	Excavation and hand sawing for the window opening 55" x 36" x 60" window well with a ladder on southwest side of house. Other contractor to install window.	Tomlinson-Cannon Timothy Martin Boudreau	\$4,600
		Alteration/Remodel	BLDR26-0271	9/14/2026	749 TIMBER VIEW CT	Adding stairs from the sunroom on west side of house.	Home Divine LLC Jason Lee Walton	\$2,250
		Alteration/Remodel	BLDR26-0318	9/10/2026	1460 CROMWELL PL	Convert existing screen porch on west side of house to a 3-season porch using EZ-Breeze vertical 4-track windows. electrical outlets in toe kick below windows to be completed by Shay Electric. Indoor/outdoor carpeting to be installed.	Dudley Brothers Company Lorin Dudley	\$7,000
		Alteration/Remodel	BLDR26-0351	9/10/2026	657 SANDUSKY DR	Add roof over existing deck on west side of house.	Lidia Maldonado	\$600

Building (Residential)	Alteration/Remodel	Alteration/ Remodel	BLDR26-0345 ✓	9/19/2026	149 BROADMOOR LN	Adding three new windows on west side of house	Carolyn Erickson	\$3,100
		Alteration/ Remodel	BLDR26-0352	9/16/2026	217 E DAVENPORT ST	This is a remodel of the interior of the home only. We are aware of the historical overlay and are not renovating the exterior. Kitchen remodel, move a couple of walls, install new cabinets, counter tops, light fixtures and some new plumbing & HVAC.	Dainen VanGorkom	\$50,000
		Alteration/ Remodel	BLDR26-0344	9/23/2026	1002 FRIENDLY AVE	Replace existing deck on south side of house, using same footprint as previous deck.	Sunrise Builders John A Helmuth	\$8,093
		Alteration/ Remodel	BLDR26-0360	9/24/2026	2842 EASTWOOD DR	Replace deck located on north side of house, size 12' x 22'	Richard F Mason	\$10,000
		Alteration/ Remodel	BLDR26-0363	9/23/2026	2502 NEVADA AVE	Replace exterior door to kitchen kitchen with a window & replace a window with a patio door. Both are located on the east wall of the house.	Sunstone Exteriors David Hernandez	\$10,246
		Alteration/ Remodel	BLDR26-0338	9/23/2026	1532 TRACY LN	Replace deck in same footprint on north side of house	Spencer Schwantes	\$4,000
		Alteration/ Remodel	BLDR26-0365	9/25/2026	2420 CRESTVIEW AVE	Enlarge south facing basement window	Partner Home Advantage Joseph Frederick	\$4,000
		Alteration/ Remodel	BLDR26-0366	9/25/2026	415 N VAN BUREN ST	Bathroom remodel	Skogman Remodeling Stacey Meyer	\$11,325
		Alteration/ Remodel	BLDR26-0361	9/25/2026	58 BRENTWOOD DR	Replacement of existing deck on east side of house	Lovewell Fence and Deck Ryan Novak	\$10,258
		Alteration/ Remodel	BLDR26-0347	9/10/2026	426 CRESTVIEW AVE	Replacement of existing deck on east side of house	Lovewell Fence and Deck Ryan Novak	\$35,683
		Alteration/ Remodel	BLDR26-0369	9/29/2026	435 S DODGE ST	Replace deck on west side of house	Rempel Construction and Cabinets, Inc., Randy Rempel	\$5,000
		Alteration/ Remodel	BLDR26-0370	9/30/2026	2561 RUSSELL DR	Basement Remodel - add lights, drywall, trim, flooring, finish stairs, frame out bathroom. No mechanical or plumbing work in bathroom.	Ethan's Home Maintenance Ethan Marks	\$13,000
		Alteration/ Remodel	BLDR26-0311	9/30/2026	814 S LUCAS ST	Full house rehab. New electrical, plumbing & HVAC. Repair damaged framing, new drywall, paint, flooring, cabinets, finishes. Replace existing windows & siding. Convert 2nd floor kitchen to full bath. Demo & rebuild garage on south side of property. Repair deck on west side of house & repair damaged walks.	Mike Hoxsie	\$180,000
		Building (Residential) - Alteration/Remodel Total						
	Foundation							\$0
Building (Residential) - Foundation Total						\$0		

Building (Residential)	New	New	BLDR26-0353	9/25/2026	761 TIMBER VIEW CT	New SFD, single story house w/2 bedrooms & 2 stall attached garage	Cardinal Construction, Inc. Kory Carty	\$591,036
		New	BLDR26-0336	9/28/2026	573 GATHERING PLACE LN	New duplex, slab on grade, single story w/ 2 bedrooms (4 total) & attached 2 stall garages	Cardinal Construction, Inc. Kory Carty	\$998,282
		New	BLDR26-0354	9/30/2026	483 GATHERING PLACE LN	New duplex, slab on grade, single story w/ 2 bedrooms (4 total) & attached 2 stall garages.	Cardinal Construction, Inc. Kory Carty	\$904,400
		Building (Residential) - New Total						\$2,493,718
	Repair	Repair	BLDR26-0315	9/4/2026	409 S SUMMIT ST	Installing new roofing, sheeting, flat roofing & gutters (HPC25-0064).	Andino Construction LLC Alex Andino	\$50,000
		Repair	BLDR26-0358	9/19/2026	7 AMBER LN	Replace shingles & roof decking	Ryan Drollette	\$1,000
		Repair	BLDR26-0362	9/25/2026	608 TIPPERARY RD	Replace exterior deck floor and railings on east side of house	DJM Consulting, LLC Donald James McGlaughlin	\$2,900
		Building (Residential) - Repair Total						\$53,900
	Building (Residential) Total							\$3,540,771
	Grand Total							\$13,540,839
	Total Permits Issued							53

City of Iowa City
2026 Building Statistics

Project Value/Type of Construction Permits Issued 2026	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL (PROJECT VALUE)
New Single Family Dwellings (IRC) - \$ Valuation	\$574,724	\$0	\$2,113,529	\$1,799,000	\$1,475,603	\$1,189,496	\$2,162,700	\$4,312,497	\$591,036				\$14,218,585
Number of Permits	1	0	6	2	4	4	3	5	1				26
New Duplex Dwellings (IRC) - \$ Valuation	\$0	\$0	\$700,000	\$0	\$700,289	\$998,282	\$0	\$627,077	\$1,902,682				\$4,928,330
Number of Permits	0	0	1	0	1	1	0	1	2				6
New Multiple Unit Dwellings (IBC) - \$ Valuation	\$0	\$0	\$0	\$0	\$0	\$13,000,000	\$0	\$0	\$0				\$13,000,000
Number of Permits	0	0	0	0	0	1	0	0	0				1
Number of Buildings	0	0	0	0	0	1	0	0	0				1
Number of Dwelling Units	0	0	0	0	0	44	0	0	0				44
New Commercial or Mixed Commercial Residential (IBC) - \$ Valuation	\$0	\$57,000	\$0	\$6,250,000	\$1,000,000	\$0	\$0	\$68,500,000	\$0				\$75,807,000
Number of Permits	0	1	0	3	1	0	0	2	0				7
Number of Buildings	0	1	0	1	1	0	0	0	0				3
Number of Dwelling Units	0	1	0	0	0	0	0	0	0				1
New Industrial (IBC) - \$ Valuation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Number of Permits	0	0	0	0	0	0	0	0	0				0
New Iowa City Public (IBC/IRC)(Replaces Public Works/Utilities) - \$ Valuation	\$0	\$0	\$0	\$3,055,000	\$0	\$0	\$0	\$518,665	\$0				\$3,573,665
Number of Permits	0	0	0	1	0	0	0	1	0				2
Schools (IBC) (All new and all add/alter/repair) - \$ Valuation	\$0	\$155,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$155,600
Number of Permits	0	1	0	0	0	0	0	0	0				1
Misc. Structures/Fences - \$ Valuation	\$0	\$0	\$8,500	\$70,000	\$15,000	\$0	\$0	\$0	\$0				\$93,500
Number of Permits	0	0	1	1	1	0	0	0	0				3
Remodel, Residential (All add/alter/repair IRC) - \$ Valuation	\$897,540	\$996,612	\$1,951,603	\$2,289,139	\$543,937	\$1,134,860	\$1,213,811	\$2,047,242	\$941,053				\$12,015,797
Number of Permits	16	18	29	33	32	33	42	34	35				272
Remodel, Commercial (All add/alter/repair IBC) - \$ Valuation	\$28,367,929	\$1,200,042	\$638,400	\$2,053,033	\$1,775,990	\$27,126,830	\$756,594	\$818,624	\$10,000,068				\$72,741,510
Number of Permits	6	5	7	13	10	19	13	18	13				104
Remodel, Industrial (All add/alter/repair IBC) - \$ Valuation (New Category in '22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Number of Permits	0	0	0	0	0	0	0	0	0				0
Remodel Public (Replaces Public Works) (All add/alter/repair IBC) - \$ Valuation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0
Number of Permits	0	0	0	0	0	0	0	0	0				0
Residential Accessory Structures (IRC) - \$ Valuation	\$11,000	\$10,000	\$20,000	\$817,000	\$284,241	\$363,228	\$254,094	\$24,965	\$106,000				\$1,890,528
Number of Permits	1	1	1	4	7	5	3	3	2				27
Residential Accessory Dwelling Unit (IRC) - \$ Valuation	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0				\$25,000
Number of Permits	0	0	0	0	0	1	0	0	0				1
TOTAL PROJECT VALUE	\$29,861,193	\$2,419,254	\$5,432,032	\$16,333,172	\$5,795,060	\$43,839,696	\$4,389,195	\$76,849,070	\$13,540,839				\$198,449,511
TOTAL PERMITS	24	26	45	57	56	64	61	64	53				450



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Airport Commission: September 10

Attachments: [Airport Commission: September 10](#)

MINUTES
IOWA CITY AIRPORT COMMISSION
September 10, 2026 – 6:00 P.M.
AIRPORT TERMINAL BUILDING

DRAFT

Members Present: Judy Pfohl, Ryan Story, Chris Lawrence, Hellecktra Orozco

Members Absent: Warren Bishop

Staff Present: Michael Tharp, Jennifer Schwickerath

Others Present: Adam Thompson

RECOMMENDATIONS TO COUNCIL:

None

DETERMINE QUORUM

A quorum was determined at 6:02 pm and Story called the meeting to order.

ELECTION OF OFFICERS

Story moved to nominate Story as Acting Chair, Seconded by Orozco. Motion carried 4-0 (Bishop Absent) Pfohl moved to nominate Pfohl as Acting Secretary, seconded by Orozco. Motion carried 4-0 (Bishop Absent)

APPROVAL OF MINUTES

Story moved to accept the minutes of August 13, 2026, seconded by Pfohl Motion carried 4-0 (Bishop Absent)

PUBLIC COMMENT - ITEMS NOT ON AGENDA – none

ITEMS FOR DISCUSSION / ACTION

- a. F86 Memorial Jet – Tharp stated that the painting was underway and should be completed this week. Tharp stated he asked the contractor to come back later and do a clear coat for added protection. Tharp stated that the group did ask if he would seek permission to install 3 flag poles for flags. Pfohl asked about lighting and Tharp responded. Tharp stated that the group was working with other volunteer groups to provide for the raising and lowering of flags for special declarations or holidays. Tharp stated that he was also working with the group on planning a rededication ceremony. Tharp noted that they had also spoken to Story about speaking at the ceremony. Tharp stated that there was money left in the fund to pay for the flag poles. Members agreed by consensus to allow the installation of flag poles.
- b. Airport Construction Projects:
 - i. FAA grant projects –

1. Runway 12/30 Displaced Threshold – Tharp stated the REIL equipment was in and installed and working properly. Tharp stated that there was a pavement patch that had failed that they were in the process of replacing and that the patch had been poured today so the runway would reopen on Monday.
 2. Runway 7/25 & 12/30 Pavement Maintenance – Tharp stated that the electricians had the REILs but they were working to get a schedule together for installation because the runway would be closed for daylight hours over 3 days.
- ii. Iowa DOT grant projects –
1. T-Hangar Building – Tharp stated he was still waiting for the grant offers from the Iowa DOT. Tharp stated that they had met with everyone involved regarding grant funding and discussed the project and funding sources because there are 4 different grant programs involved and there are some limits to the federal funding that the state dollars do not have.
 2. Wildlife Mitigation Study – Tharp stated that they were just waiting for the report from the USDA. Tharp stated that the report would then be the basis for justification for any security or other improvements related to the wildlife mitigation. Story asked if they would just get the report or if staff would come out to present. Tharp stated that USDA did offer to come out and present the report to the Commission and that he would work with them on a meeting once the report is complete.
- c. Airport “Operations
- i. Budget – Tharp stated they were 3 months into the fiscal year already. Tharp stated that he had reached out to another firm to paint the door on building D. Tharp stated this firm had done previous work for the city and had submitted a quote that was close to the original that had been submitted by the first contractor. Tharp stated that the budget submittals would be coming out in the near future. Tharp stated that they had been meeting on the capital program budget already. Tharp stated that he had brought up going after congressional funding for projects and the city was receptive to that, they just had to manage the local needs accordingly.
 - ii. Management
 1. Hangar Leases – Tharp stated that Eric had sent the draft leases out to Jet Air and Terry and they had been exchanging comments. Tharp stated that they were ready to set the public hearing on the contracts for the October meeting
 - a. Consider a resolution #A26-14 setting a public hearing on a hangar lease with Jet Air, Inc. – **Pfohl moved resolution #A26-14, seconded by Story. Motion carried 4-0 (Bishop Absent)**
 - b. Consider a resolution #A26-15 setting a public hearing on a hangar lease with Terry Edmonds. - **Pfohl moved resolution #A26-15, seconded by Story. Motion carried 4-0 (Bishop Absent)**

- iii. Events – Tharp stated that they were wrapping up events for the year and only had a few things left to complete
 - 1. Drive In Movies – Tharp stated they had a good season even though a couple of movies were rescheduled due to weather.
 - 2. Autocross (Sept 27)
 - 3. Young Eagles (Sept 26)
 - 4. Pancake Breakfast – Tharp stated that the report he received from the club was that they had a record number of breakfasts served. Tharp stated that by the club's math, they served over 2000 breakfasts.
- d. FBO / Flight Training Reports
 - i. Jet Air – Tharp stated that Wolford was over in Galesburg helping with the Stearman fly-in.
- e. Commission Members' Reports – None
- f. Staff Report – Tharp stated that he would be out of the office tomorrow and next Friday the 18th.

SET NEXT REGULAR MEETING – Next meeting is scheduled for October 8th, 2026, at 6:00pm. Story stated he would be unavailable.

ADJOURN – Story moved to adjourn, seconded by Pfohl. Motion carried 4-0 (Bishop Absent). Meeting adjourned at 6:16pm

CHAIRPERSON

DATE

Airport Commission
ATTENDANCE RECORD
2025-2026

NAME	TERM EXP.	10/09/25	11/13/25	12/11/25	01/08/26	02/12/26	03/12/26	04/09/26	05/14/26	06/11/26	06/29/26	07/09/26	08/13/26	09/10/26
Warren Bishop	06/30/26	X	X	X	X	X	X	X	X	X	X	No Meeting	X	O/E
Christopher Lawrence	06/30/29	X	O/E	O/E	X	X	X	X	X	X	X		X	X
Hellecktra Orozco	06/30/28	O/E	X	X	O/E	O/E	X	X	O/E	X/E	X		O/E	X
Judy Pfohl	06/30/26	X	X	X	X	X	X	X	X	X	X		X	X
Ryan Story	06/30/27	X	X	X	X	X	X	X	X	X	X		X	X

Key:

X = Present
X/E = Present for Part of Meeting
O = Absent
O/E = Absent/Excused
NM = Not a member at this time
X/S = Present for subcommittee meeting
O/S = Absent, not a member of the subcommittee



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Airport Commission: August 13

Attachments: [Airport Commission: August 13](#)

**MINUTES
IOWA CITY AIRPORT COMMISSION
August 13, 2026 – 6:00 P.M.
AIRPORT TERMINAL BUILDING**

DRAFT

Members Present: Judy Pfohl, Warren Bishop, Ryan Story, Chris Lawrence,

Members Absent: Hellecktra Orozco

Staff Present: Michael Tharp, Jennifer Schwickerath

Others Present: Adam Thompson, Matt Wolford, Bob Dane, John Yeomans

RECOMMENDATIONS TO COUNCIL:

None

DETERMINE QUORUM

A quorum was determined at 6:01 pm and Bishop called the meeting to order.

ELECTION OF OFFICERS

Pfohl nominated Bishop as Chairperson and Lawrence as Secretary, seconded by Lawrence.
Motion Carried 4-0 (Orozco absent)

APPROVAL OF MINUTES

Pfohl moved to approve the minutes June 11, 2026, and June 29th seconded by Story, as amended. Motion carried 4-0 (Orozco Absent)

PUBLIC COMMENT - ITEMS NOT ON AGENDA – none

ITEMS FOR DISCUSSION / ACTION

- a. F86 Memorial Jet – Tharp stated that he did share the draft memo of understanding with the group. Tharp stated that the painting contractor was planning on working the first or second week of September. Otherwise there was conversation going on for planning a rededication for Veteran's Day. Lawrence asked about restoration efforts of the canopy. Tharp noted that he had attempted to find a canopy when the jet was last repainted and was unsuccessful.
- b. Farm Management Agreement – Tharp stated that Commission has a window of time each year in which they can opt to terminate the farm management agreement otherwise it renews for another year. Tharp stated that Farmer's National has been the management company for many years and that he was not recommending the Commission exercise that option. Yeomans talked about the process of evaluating the value of the farm and how they calculate the appropriate rent and the process of renting the farm to a tenant. Wolford asked about the mowing limits and Tharp responded. Members agreed by consensus to continue to management agreement

c. Airport Construction Projects:

i. FAA grant projects –

1. Runway 12/30 Displaced Threshold – Tharp stated that they are still on for the late August shipping.
2. Runway 7/25 & 12/30 Pavement Maintenance – Tharp stated the pavement maintenance is done. They had a motivated contractor that used 8 days of the 21 day contract. Thompson stated they would need some closures to accommodate the REIL installation on the Runway 7 end and they'd be working with everyone to coordinate that work.

ii. Iowa DOT grant projects – Tharp stated that he attended the Transportation Commission meeting that was held downtown as part of the city delegation and he presented some information on the airport projects and the Transportation Commission approved the grant program for FY27.

1. T-Hangar Building – Tharp stated that given they are now expecting grant offers from the Iowa DOT and that this is money they can't spend until they have a fully executed grant, he was asking the Commission to authorize the Chair to accept the grants when they come in. Bishop asked about a timeline and Tharp and Thompson responded stating they wanted to design this fall with the bidding process beginning in January. That would make construction a spring/summer project.
 - a. Consider a resolution #A26-11 authorizing the chair to accept Iowa DOT grants – **Story moved resolution #A26-11, seconded by Pfohl, Motion carried 4-0 (Orozco absent)**
2. Wildlife Mitigation Study – Tharp stated he didn't have an update for this and they were just waiting for the report to come out.

d. Airport "Operations

i. Budget – Tharp shared a printout of the electrical utility account from the accounting system and stated that they went from paying \$20,000 per year in bills and this last fiscal year they paid approximately \$5400.

1. 2026 T-Hangar Rates – Tharp stated that the surrounding area has stated the same in terms of rates and fees. Tharp noted that inflation is still at 3% and they have a volatile fuel and insurance market. Tharp stated that he was recommending an inflationary 3% increase in the hangar rents. Pfohl moved to accept Tharp's recommendation. Lawrence stated that he wasn't in agreement with the increase given the rates compared to the surrounding area. Lawrence asked what the impact would be and Tharp noted that the increase would be about \$6000 of additional revenue. Lawrence suggested that they hold the rates same based on the savings from the electricity savings and other recent increases. Wolford noted that when they do have increasing fees, having specific uses for those increases would help awareness of why the fees are increasing. **Lawrence moved to keep the hangar rates the same, seconded by Pfohl. Motion carried 2-0 (Bishop/Story abstained, Orozco absent)**

ii. Management

1. Hangar Construction Standards – Tharp noted that this was the policy that he handed out last month. Tharp noted that he had taken the standards from Ankeny and adopted the document for Iowa City. Thompson stated that his firm had originally helped Ankeny develop their standards and they were also being recommended and put into place in other airports they were operating at.
 - a. Consider a resolution #A26-12 adopting Hangar Design Standards policy – **Lawrence moved resolution #A26-12, seconded by Story. Motion carried 4-0 (Orozco absent)**
2. Designating official agenda posting location – Tharp stated that this was a change in state law and that organizations were now supposed to designate a location that was accessible “at all hours”. Tharp noted that other boards and commissions and the City Council were designating the City Hall lobby as a location because it was accessible 24 hours.
 - a. Consider a resolution #A26-13 designating the City Hall Lobby as the official location of agenda posting – **Lawrence moved resolution A26-13, seconded by Bishop. Motion carried 4-0 (Orozco absent)**
- iii. Events – Tharp stated that they did move up the Young Eagles event from the original October weekend to help against possible weather issues. Tharp also stated that the pancake breakfast was in a couple of weeks.
 1. Drive In Movies (Aug 15)
 2. Autocross (Aug 30, Sept 27)
 3. Young Eagles (Sept 26)
 4. Pancake Breakfast (Aug 23)
- e. FBO / Flight Training Reports
 - i. Jet Air – Wolford stated they appreciated the speed at which the construction was completed. Wolford stated that fuel prices were still all over the place, and they were seeing wild swings of 10-20 cents a gallon. Wolford stated he’d be out of town next week, but Toby would be around. Pfohl asked if Kirkwood students were still shadowing the maintenance shop and Wolford responded they were and he expected that to be a constant thing.
- f. Commission Members' Reports – None
- g. Staff Report – Tharp stated that he would be at the Kansas City 4 States conference next week Wednesday – Friday. Tharp also stated that in September he would be out of the office on September 11th and September 18th.

SET NEXT REGULAR MEETING – Next meeting is scheduled for September 10, 2026, at 6:00pm

ADJOURN – Pfohl moved to adjourn, seconded by Story. Motion carried 4-0 (Orozco Absent). Meeting adjourned at 6:35pm

CHAIRPERSON

DATE

Airport Commission
ATTENDANCE RECORD
2025-2026

NAME	TERM EXP.	08/14/25	09/11/25	10/09/25	11/13/25	12/11/25	01/08/26	02/12/26	03/12/26	04/09/26	05/14/26	06/11/26	06/29/26	07/09/26	08/13/26
Warren Bishop	06/30/26	X	X	X	X	X	X	X	X	X	X	X	X	No Meeting	X
Christopher Lawrence	06/30/29	X	X	X	O/E	O/E	X	X	X	X	X	X	X		X
Hellecktra Orozco	06/30/28	X	X	O/E	X	X	O/E	O/E	X	X	O/E	X/E	X		O/E
Judy Pfohl	06/30/26	X	X	X	X	X	X	X	X	X	X	X	X		X
Ryan Story	06/30/27	O/E	O/E	X	X	X	X	X	X	X	X	X	X		X

Key:

X = Present
 X/E = Present for Part of Meeting
 O = Absent
 O/E = Absent/Excused
 NM = Not a member at this time
 X/S = Present for subcommittee meeting
 O/S = Absent, not a member of the subcommittee



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Climate Action Commission: September 14

Attachments: [Climate Action Commission: September 14](#)

MINUTES

PRELIMINARY

IOWA CITY CLIMATE ACTION COMMISSION SEPTEMBER 14 – 4:30 PM – FORMAL MEETING CITY MANAGER CONFERENCE ROOM

MEMBERS PRESENT: Michael Anderson, Alexandra Buchanan, Ben Grimm, Zach Haralson, Cole Kruse, Nadja Krylov, Wim Murray, Katherine Peterson, Nyesha Washington

MEMBERS ABSENT: John Clayton, Brinda Shetty

STAFF PRESENT: Sarah Gardner, Diane Platte

OTHERS PRESENT: Alicia Presto, Becky Soglin

CALL TO ORDER:

Haralson called the meeting to order at 4:30.

APPROVAL OF AUGUST 3, 2026 MINUTES:

Murray moved to approve the minutes, Peterson seconded, and the motion carried.

ANNOUNCEMENTS:

Action items from last meeting (staff):

- Commissioners were asked to keep thinking about possibilities for the future direction of the Resilience Hub program. Staff will investigate bike parking requirements. Staff emailed Commission members with a list of Climate Fest events needing volunteers for introductory remarks. The CPRG presentation is rescheduled for today's meeting. A discussion of TR-2 will be part of the October agenda.

Events

- Tabling at FilmScene in the Park screening of Wall-E, Sept. 19, 6-8 p.m.
- Climate Fest, Sept. 22-26
 - Volunteer opportunities: Wall-E screening (9/19) - Buchannon, Planet Soil screening (9/24) - Peterson, Chadek Green Gleaning (9/25) - volunteer still needed, EV car show/solar celebration (9/26) - Haralson is signed up with his EV.
- Other events in the community (*commissioners*)
 - Haralson shared information about HabitatSolar.org, a local opportunity initiated by Iowa City Climate Advocates to direct carbon offset credits towards solar panels for a Habitat home. Habitat for Humanity has received enough donations to install solar panels on a home on Prairie du Chien. On Sept. 26, there will be a dedication ceremony.

Grow Solar Updates

- Second benchmark achieved, press release included in agenda packet

- Related realtor training held Aug. 27.

NEW BUSINESS:

CPRG update/Pathway to Resilient Future presentation

- Alicia Presto is Environmental Services director at East Central Iowa Council of Governments (ECICOG). ECICOG is a regional planning agency that serves six counties in the region.
- Presto presented the regional GHG projections and plan targets, as summarized by slides in the agenda packet.
- Krylov asked for clarification on countywide emissions and noted that Linn County substantially reduced their emissions. Presto explained those reductions were largely driven by changes in industrial energy usage.
- The regional climate plan requires a GHG Inventory for 2025. The last inventory is from 2023.
- Krylov asked about the methodology for calculating the cost of each strategy. Presto clarified that economic payback is not reported in the plan.
- Haralson asked about the structure of ECICOG and who had the authority to implement the plan. Presto noted some areas where ECICOG can lead the work. In other areas, the work is accomplished by other entities.
- Anderson praised the regional plan. Haralson asked how the Commission could support this work. Presto highlighted GROW Solar as an effort that has required regional and individual partners both.
- Anderson asked about the nature of interactions handled by ECICOG. Presto explained that smaller communities that do not have a city sustainability coordinator can lean on ECICOG to fill that role. Soglin explained how smaller communities were brought into the planning conversation.

Resilience Hub Pilot Next Steps and Request for Guidance

- Gardner shared the memo included in the agenda packet and asked commissioners to respond to the three possible pathways: Option 1 – Continue the program as originally designed, 2 – Continue the program with a revised funding model, 3 – Stand down the program.
- Buchannon asked how the two pilot organizations were identified: did they apply? Gardner explained they did not apply. The Commission had a working group that identified NCJC as a strong candidate. The City was working with the Bike Library on a funding request and it was suggested by leadership that they would be a good second organization for the program.
- Anderson asked if City staff could continue in a planning / support role. Gardner affirmed so, noting it was with the staff's expertise and hiring the outside consultant increased capacity.
- Washington asked if providing planning support (option 2) has any cons. Gardner explained that offering planning-only might not be motivating for organizations to participate if not paired with funding.
- Grimm asked how much of the Resilience Hub efforts overlaps with COAD (Community Organizations Aiding in Disasters). Gardner explained that COAD is an agency-coordinating effort

for emergency response. Resilience hubs focus on everyday resilience, though they do identify needs for emergent situations (i.e. emergency generators).

- Krylov asked if data has been gathered about the effects of extreme heat on this community this past summer. Krylov also asked if a less passive -- more proactive -- strategy is possible, i.e. an inventory of local homes that lack air conditioning. Gardner invited Kruse to talk about the related data-gathering projects completed by Johnson County Public Health. Gardner noted that cooling centers and emergency shelters are different entities from resilience hubs: most people, given the choice, want to shelter in place. Resilience hubs are meant to be a step in that direction.
- Anderson offered support for Option 2: Continue the program with a revised funding model.
- Peterson agreed with Anderson and noted that Climate Action Grants are disbursed widely across the community and expressed a desire to preserve that funding if a choice had to be made between funding one organization as a resilience hub versus multiple organizations through climate action grants.
- Gardner noted that one possible approach to continue to provide some funding for resilience hubs would be to give them a special status when applying for Climate Action Grants, either by waiving the restriction on receiving no more than two grants or by giving them extra points so they score more competitively if a potential grant project is identified in their Resilience Hub plan. She explained Climate Action Grants could have a scoring checkbox for organizations that have completed the resilience planning process.
- Krylov voiced support for Option 2.
- Buchannon suggested building a network of cohorts. First-round resilience hubs could coach emerging resilience hubs. Haralson agreed and said the City could help build this network. Gardner affirmed that the partners want to have quarterly meetings and be in communication with each other.
- Commission found consensus around Option 2. Gardner asked commissioners to consider how future partners should be selected. Gardner noted that an application period has advantages over an always-open application. Haralson and Anderson voiced support for an application period.
- Gardner asked if the full Commission or an appointed committee should select organizations. Anderson voiced support for the former. Haralson noted it would depend on how many applications are received. Gardner offered that staff could create a cover sheet for each application noting key parts of the application, similar to the process currently used to score Climate Action grants.
- Commission found consensus around "Selection should be handled by commission as a whole with initial review by staff."
- Gardner noted that interviews might be very helpful, given the neighborhood-integrated nature of resilience hub work.
- Washington asked if just one partner would be chosen at a time; Gardner affirmed yes. Washington and Haralson suggested that written applications could be round one, narrow it down to three which would then present in person for a final application round: something similar to the climate action grant process with the option to bring people in for interviews.

- Gardner noted that if the full commission is hearing the presentation, the presentation would have to take place during regular meetings, due to Open Meetings Law. If a committee smaller than quorum does the selecting, it offers more scheduling flexibility.
- Haralson suggested site visits for the interview. Commissioners could share their learnings with the full group.
- Gardner identified the criteria used for the original pilot partners and asked for additional criteria the Commission would like to include. Haralson suggested – to Krylov’s earlier point – the work the organization is engaged in should also be considered.
- Peterson asked about United Way’s role in resilience planning. Gardner offered to invite United Way representatives to a future commission meeting to explain their resilience-related work.

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:

- none

RECAP:

Confirmation of next meeting time and location:

- Monday, October 5, 4-5:30 p.m. in City Manager Conference Room

Action items for next meeting:

- Staff will ask the United Way to present on their Community Needs Assessment at a future meeting.

ADJOURNMENT:

Anderson moved to adjourn, Krylov seconded, and the motion carried. Meeting adjourned 5:22.

CLIMATE ACTION COMMISSION
ATTENDANCE RECORD
2025-26

NAME	TERM EXP.	9/8/25	10/6/25	11/10/25	12/1/25	1/5/26	2/2/26	3/2/26	4/6/26	5/4/26	6/1/26	8/3/26	9/14/26
Michael Anderson	12/31/2026	X	X	X	X	X	X	O/E	X	X	X	X	X
Emma Bork	12/31/2027	X	X	X	X	X	X	X	X	X	*	*	*
Alexandra Buchanan	12/31/2027						X	X	X	X	X	X	X
John Clayton	12/31/2028					O/E	X	O/E	X	X	X	X	O/E
Jamie Gade	12/31/2025	O/E	X	X	X	*	*	*	*	*	*	*	*
Ben Grimm	10/31/2026	X	X	O/E	O/E	X	O/E	X	O/E	O/E	X	O/E	X
Zach Haralson	12/31/2026	O/E	X	X	X	X	X	X	X	X	X	X	X
Cole Kruse	12/31/2028					X	X	X	X	X	X	O/E	X
Nadja Krylov	12/31/2027	X	O/E	X	O/E	X	X	X	O/E	X	X	X	X
Katherine Peterson	12/31/2028					X	X	X	X	X	X	X	X
Wim Murray	MidAmerican Rep	X	X	X	X	X	X	X	O/E	X	X	X	X
Michelle Sillman	12/31/2025	X	X	X	X	*	*	*	*	*	*	*	*
Brinda Shetty	UI Rep	X	X	X	X	X	X	O/E	X	X	X	X	O/E
Angie Smith	12/31/2025	X	X	X	X	*	*	*	*	*	*	*	*
Robert Traer	12/31/2027	X	X	X	O/E	*	*	*	*	*	*	*	*
Nyesha Washington	12/31/2027											X	X

KEY: X = Present
0 = Absent
O/E = Absent/Excused
NM= No Meeting
* No longer on Commission



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Housing & Community Development Commission: September 21

Attachments: [Housing & Community Development Commission: September 21](#)

MINUTES

PRELIMINARY

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION SEPTEMBER 21, 2026 – 5:30 PM FORMAL MEETING EMMA J. HARVAT HALL, CITY HALL

MEMBERS PRESENT: Nicholas Bargren, Marcelo Aruani, Maryann Dennis, Amos Kiche, Stacy Kiser, Tom Rocklin (via zoom)

MEMBERS ABSENT: Sarah Murray

STAFF PRESENT: Brianna Thul, Sam Turnbull

OTHERS PRESENT:

CALL MEETING TO ORDER:

Dennis called the meeting to order at 5:30 PM.

CONSIDERATION OF MEETING MINUTES: AUGUST 17, 2026:

Kiser moved to approve the minutes of August 17, 2026 as corrected. Kiche seconded the motion. A vote was taken and the minutes were approved 4-0 (Bargren and Aruani were not present for vote).

PUBLIC COMMENT FOR TOPICS NOT ON THE AGENDA:

None.

FY26 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER) OVERVIEW AND UPDATE ON CITY PROGRAMS:

Thul presented the FY26 Caper (Consolidated Annual Performance and Evaluation Report) overview explaining it is a federally required document that is specific to the federal funds that the City receives from HUD, the Community Development Block Grants (CDBG) and Home Investment Partnership Program (HOME) funds. The report is an assessment telling HUD what the City did with the federal funds during the fiscal year, and the progress made towards achieving goals that are outlined in other plans such as the Five-Year Consolidated Plan. The CAPER is due each year to HUD within 90 days of the end of the fiscal year, and the City's fiscal year ends June 30.

Thul began discussing the City's use of CDBG funds. One use is support of public services. She stated a portion of the City's CDBG funds go towards the City's total Aid to Agency's budget and the Commission will soon see those competitive grant applications. Most of the Aid to Agency's program is funded through other resources such as Local Option Sales Tax (LOST) and the general fund, but there is a small portion of the CDBG grant that they use towards public services. She explained public facility improvements are projects that HCDC looks at annually, along with acquisition of rental housing, and then they can use a small portion of the CDBG grant each year for administration, staff salaries, and other planning costs.

The second set of funds the City receives from HUD is the HOME funds, and the activities that the City does each year with those are Community Housing Development Organization (CHDO) projects. Thul explained a CHDO has stringent requirements but 15% of the annual grant allocation from HUD, the HOME funds, must go towards CHDO projects. She explained that could be rental acquisition or rental rehab and 5% of the grant can be used for operational funds towards a local CHDO. Thul stated the City also administers a tenant-based rental assistance (TBRA) program with HOME funds, as well as a down payment assistance program and a homeowner rehab program. She reiterated with HOME funds they can use a small portion of those funds for administration.

Rocklin asked how much of those funds are vital to the annual administration costs, it is basically just enough to cover costs. Thul stated it is not enough as the grant funds have gotten smaller and over time the cost of living and inflation has increased, so while the administration allocation has decreased, the staff costs, staff salaries, increase every year and these funds certainly don't cover all the staff. For CDBG, it's about 20% of the grant, and for HOME it's limited to 15%.

Continuing with that topic, Thul shared who is administering these programs at the City, the community development team, and that's a small group of people. Thul is the Neighborhood Services Coordinator, here are two housing rehab specialists, a program assistant, and then most recently Turnbull has become the Community Development Planner. Turnbull was in a temporary position funded through some one-time grants but was recently promoted to the Community Development Planner position.

Kiche asked if the federal government has a ceiling on how much the City can spend on administration. Thul replied they do, they are very strict with the administration cap of 20% of the CDBG grant every year, and 15% of the HOME grant. If the City spends \$1 over that amount, they will have to repay HUD those funds.

Thul stated the Community Development Team administers state, federal, and local funds and operate programs and projects that are administered directly by the City. Recently, there's been a lot of discussion about LOST and so they are figuring out what those programs will look like that will be funded by LOST. She noted with things like the down payment assistance program are administered internally, people apply through the City and staff administer those projects. However, the City also does the competitive funding rounds that come through this Commission which are proposals for the Commission to make funding recommendations to City Council for subrecipient-based projects. She noted a couple from last year that staff are working on now, Reach For Your Potential, which is doing a childcare facility project, and Neighborhood Centers, which is completing two facility renovations. In those cases, staff are working with a subrecipient. For subrecipient projects staff work closely with those agencies to make sure that they're following all the federal requirements for the projects.

Thul next discussed the planning initiatives related to community development-this Commission reviews the Annual Action Plan every year, and then there is also the Five-Year Consolidated Plan. Staff do all the monitoring and compliance for all projects, rental housing, site visits, etc., and participates in local groups, coalitions, different committees, and other duties as assigned such as administering the ARPA funds. She then talked about who benefits from federal funds, HUD awards these funds for the City to assist low to moderate income households in Iowa City, and that means different things based on the activity type and funding source. For example, the down payment assistance program looks at households below 80% of area median income (AMI), and the tenant-based rental assistance is capped at 60% AMI, but that program has a preference for elderly and disabled households below 30% AMI so almost every household served through that program is below 30% AMI. The preferences are set through the grant agreement and administered through the City's Housing Authority to get the assistance to those who need it the most. She noted with the down payment assistance program, a home ownership project, that people will need to have more reserves to be able to pay a mortgage so typically they are seeing households between 60% and 80% AMI for the down payment assistance program.

Thul next shared the impact of the federally funded activities noting these are the activities that were completed during the fiscal year for reporting purposes so not everything that they're working on is reflected in this report. 13 households were provided with down payment assistance, six homeowner units were rehabbed, one rental unit was acquired for affordable rental housing, over 1000 individuals were assisted with public service funds. She reiterated again this is just that small CDBG portion of the Aid to Agencies funds. Just under 1000 people were assisted through public facility improvements.

Next Thul gave a few examples of some projects that were completed this fiscal year. First was a project that came through the competitive rental acquisition round in FY26, The Housing Authority applied to acquire a three-bedroom home and was able to purchase a home on Herbert Hoover Highway that's now managed through The Housing Authority. About \$200,000 of CDBG funds were invested and it was

rented to a household with a voucher earning below 30% AMI. The City has a down payment assistance program that they administer directly, but they also partner with Habitat for Humanity every year to do one or two down payment assistance projects with HOME funds. She shared an example of assistance for an eligible homeowner to buy a four-bedroom home. She noted they have heard from the nonprofits in the community that there's really a need for homes with three or four bedrooms, so this was great to see a four-bedroom home come online. That assistance was about \$40,000 of HOME invested in down payment assistance and Habitat for Humanity of Iowa provided the remaining financing with an interest rate of about 3.2% making it affordable.

Turnbull shared a FY25 public facilities project that was completed in FY26. The Neighborhood Centers did renovations with public facility funds at their Pheasant Ridge Center; with just over \$20,000 they renovated three bathrooms and updated flooring in a couple areas of the Center. This year they have applied for similar updates at the Broadway Center and some additional flooring at both Centers.

Thul stated there were other project highlights from the FY26 fiscal year but it was also little bit challenging as FY26 was the year where the federal government did a pause on all grants coming out of the government, not only HUD, but across the board, so there's been a lot of uncertainty this year, what that means, and navigating those changes and executive orders. There's also been a lot of uncertainty around federal funding associated with government shutdowns, there were two government shutdowns in FY26. In most cases, the City can still proceed with projects and draw funds down in IDIS but must keep in mind that there's no one at HUD to answer questions and that can be difficult for some of the more complicated projects. Thul stated they also had a lot of rapidly changing regulations in the last fiscal year, things coming out through executive orders that were happening very fast and maybe not with a lot of guidance from HUD. Overall, that makes it difficult for the City to figure out new program rules and how things fit together, and then all the changes in federal priorities are always a concern.

Thul stated FY26 was the first year of the Five-Year Consolidated Plan, City Steps 2030, and some of the changes that were made through that consolidated planning process created more predictability for some ongoing programs. For example, they now set aside a percentage of funds for programs the City knows they want to keep going, that they heard a lot of demand for from the community. That certainly created some stability administratively, but also for the public that's interested in those programs. They simplified the competitive funding rounds to make the process easier, they are directing all new construction to local resources as those have way fewer strings attached, overall, just trying to be strategic in how they're using federal and non-federal resources. Sometimes it can be hard to spend the federal funds, and every year HUD has a spending test that the City needs to meet each May, which is difficult with construction projects and dealing with Iowa winters. The City often doesn't get grant funds until September or October, so there is a very small window to spend these federal funds and stay in good graces with HUD. So again, these changes made through the consolidated planning process have made it a lot more predictable and a little bit easier to meet those spending deadlines.

Dennis asked once the City Steps Five-Year Consolidated Plan is accepted by HUD can HUD change the rules in the middle of the Plan. Thul stated yes, and it feels like something always does change. For example, COVID, no one saw that coming, so that took what they call a substantial amendment to the Plan and had to go back to HCDC and City Council and then resubmit it to HUD to note the changes. So, if there is something new and emerging, they have a path to address that. The impact of the changes will depend on how HUD issues their guidance. For example, they're completely reauthorizing the HOME program and changing some of the rules will they roll that out to be retroactive or will that be starting with FY28 funds?

Lastly, Thul wanted to acknowledge success, funds are reaching the people that need the assistance most. About 65% of all beneficiaries for projects completed in this fiscal year were below 30% AMI. Again, programs like down payment assistance may be serving people between 60% and 80%, but for the vast majority, 65% of those funds are going towards people at that lowest income threshold.

Thul stated the next step for the CAPER is that it has been posted for public comment from September 4 through today, September 21 and staff has not received any comments to date. Staff are asking for

Commission approval for this document, and then following that approval, they'll submit it to HUD.

Kiche wanted some clarification on homelessness services, he acknowledged it's covered in the report but kind of hidden, the City Council always talks much about homelessness so can they help integrate that information. Thul acknowledged there's still a gap there, but they have really done a good job. It is just difficult because the public service funds are capped at 15% so not a ton can be done with that, but there are ways that they can highlight the local things that they're doing and the additional investments such as Aid to Agencies and those services they are providing. Kiche noted that even if some funds are coming from other sources they could still show that City funds are also helping and without City funds service providers could have faced some challenges.

Dennis stated that's a good point as a lot of the projects have more than one source of funding.

Rocklin asked how much work gets done between the City and Habitat for Humanity. Thul explained the way the City works with Habitat for Humanity is the City is really coming in at the end. Habitat is doing all the hard work of finding the land, financing the construction, building it, finding the buyer and then once they've identified the buyer the City is providing the down payment assistance.

Kiser moved to accept the CAPER, Kiche seconded the motion, a vote was taken and it passed 6-0.

STAFF & COMMISSION UPDATES:

Turnbull stated she has worked through all the Aid to Agencies reporting for FY26 so there's a lot of information posted on the website on outcomes, demographics and reports from the agencies that the City funded with both the legacy and non-legacy funding for FY26. Thul noted also in the agenda packet staff included the applicant guide so Commissioners can start thinking about the scoring criteria, the program guidelines, etc., for the next funding round. Those applications aren't due yet but just wanted to share that information. Staff held the first technical assistance meeting with the applicants, and it was well attended with about 40 people there.

Thul discussed the Comprehensive Plan feedback opportunities, which is more of an urban planning topic, but some have expressed interest in that, so she wanted to share that.

Kiche noted when they were doing some of the competitive grant allocations, Turnbull gave them a list of the agencies, with the locations and the amounts. Turnbull stated she has the names and the amounts they received, and then all the information they reported and it's all on the website at icgov.org/grants, under the Aid to Agencies reporting ribbon. Kiche noted he would just be interested knowing how much an agency has been receiving on average historically as that would guide decisions. Thul stated they should be able to get a decent history online for the Aid to Agencies funding history, and staff will be able to pull the human rights grants and those kinds of things as well to get that history.

ADJOURNMENT:

Kiser moved to adjourn, Kiche seconded the motion and a vote was taken and the motion passed 6-0.

Housing and Community Development Commission Attendance Record 2025-2026

Name	Terms Exp.	9/15	11/17	12/15	1/26	2/16	3/23	4/20	5/18	6/15	7/20	8/17	9/21
Aruani, Marcelo	6/30/27	--	P	P	A	P	P	P	P	A	P	P	P
Bargren ,Nichalas	6/30/2028	--	--	--	--	--	--	--	--	--	A	P	P
Dennis, Maryann	6/30/28	P	P	P (zoom)	P	P	P	P	P	P	P	P	P
Kiche, Amos	6/30/28	P	P	P	P	P	P	P	P	P	P	P	P
Kiser, Stacy	6/30/27	--	P	P	P	P	P	A	P	P	P	P	P
Krotz, Karol	6/30/27	*	*	*	*	*	*	*	*	*	*	*	*
Murray, Sarah	6/30/29	P	A	P	P	A	P	P	P	P	P	P	A
Rocklin, Thomas	6/30/28	P	P	P	P	A	P	P	A	P	P	P	P
Vogel, Kyle	6/30/26	P	P	P	P	P	P	P	P	P	*	*	*

Key:

P = Present
A = Absent
* = Resigned
-- = Vacant
D = Discharged



CITY OF IOWA CITY COUNCIL ACTION REPORT

October 1, 2026

Historic Preservation Commission: September 10

Attachments: [Historic Preservation Commission: September 10](#)

MINUTES
HISTORIC PRESERVATION COMMISSION
SEPTEMBER 10, 2026 – 5:30 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL

PRELIMINARY

MEMBERS PRESENT: Margaret Beck, Trista Carlson, Adam Clore, Andrew Lewis, Hannah Snyder, Deanna Thomann, Nicole Villanueva

MEMBERS ABSENT: Kevin Burford, Austin Curfman

STAFF PRESENT: Jessica Bristow, Steven Stransky, Anne Russett

OTHERS PRESENT: Father Andrew Rauenbuehler, Natalie Oppedal, David Woodruff, Matthew Barron, Missy Molleston, Thomas Agran

CALL TO ORDER:

Lewis called the meeting to order at 6:15 p.m.

PUBLIC DISCUSSION OF ANYTHING NOT ON THE AGENDA:

None.

CERTIFICATE OF APPROPRIATENESS:

HPC26-0060: 217 East Davenport Street- Northside Historic District (garage demolition and new garage with ADU construction):

Stransky stated the primary house is a key contributing structure in the historic district but this application is regarding the accessory detached garage. The primary house is a simple Queen Anne style property built in approximately 1898 and towards the back of the property is the detached garage, which was built in approximately 1930, and is the subject of this application. It's a two-car garage with two single-car stalls and Stransky pointed out the deterioration in photos. Axiom Consultants did a structural investigation of the existing garage and found that the building is heavily exposed and open to the elements, that its foundation system is inadequate, undermined, and failing, little remaining salvageable value is in the structure, as all of the interior elements are highly water damaged with prevalent rotting and overall degradation. Additionally, the roofing system is inadequate for snow loading with simply two by four-rafter construction of an unknown age, and therefore the report said for safety reasons it is recommended that the structure be condemned or demolished. Brodersen stated the proposal is to construct a new garage with an accessory dwelling unit above, a bit more towards the center of the property and realigning the parking so the driveway extends a bit further to the right. The proposed new garage is also a two car garage with single simplified carriage style doors, double hung windows on the upper floor and a deck off the west side of the garage with some stairs leading up to it. Stransky showed the elevations and site plan.

Stransky noted the guidelines in the Historic Preservation Manual section 7.1 references that a decision to approve a Certificate of Appropriateness for the demolition of outbuildings on contributing and non-contributing properties and primary buildings on non-contributing and non-historic properties will be made on a case-by-case basis. For these cases, the Commission will consider the condition, integrity, and architectural significance of the outbuilding or non-contributing building. Section 7.1 also recommends that saving and storing on site any historic architectural features such as windows, doors,

and trim that are removed from a building or structure and retaining historic garages. If the garage is insufficient for modern-day vehicles, efforts should be made to construct a new garage on another portion of the site and designing replacement garages to be compatible in design with the primary structure and/or other outbuildings in the neighborhood. Section 6.2 for new outbuildings recommends placing new outbuildings, including garages, to the rear of the primary building, constructing garages and other outbuildings that are clearly subordinate in size and ornamentation to the primary structure, and constructing new outbuildings that reflect the style of the primary structure as the primary structure will typically reflect a style of architecture prevalent within that district. Guidelines also state installing garage doors that are simple in design and smooth or carriage-style doors in a style appropriate to the property may also be used, adding trim around the garage door openings that matches the trim of other doors and windows on the building, installing single-car garage doors and incorporating windows that are relatively small and rectangular. Section 6.2 does not allow the use of synthetic siding such as aluminum, vinyl, or false masonry siding for an outbuilding in a historic district.

Stransky reviewed the analysis of this application noting the existing structure's condition aligns with 7.1 in that the report specifically called for the garage to be condemned and demolished, based on its structural conditions and integrity. The proposed new outbuilding aligns with Section 6.2 in that it is placed to the rear of the primary building, is clearly subordinate in size and ornamentation, and reflects the style of the primary structure. Its proposed garage doors are single car and a carriage style that's appropriate for the property, and the outbuildings windows are relatively small and rectangular in size for a living space, and it does not include any synthetic siding that is disallowed in historic districts however the trim on the new outbuilding is not clearly shown, and the materials are not specified so staff recommends in the report that a simple four-inch minimum flat casing and wood is used.

Staff recommends approval of a Certificate of Appropriateness for the demolition of the existing garage and new construction of the garage and upper story ADU at 217 East Davenport Street as presented in the staff report.

Thomann asked if staff agrees with that report that they got from the consultant that the structure is in bad shape and should, for safety purposes, be torn down. Stransky confirmed staff agrees with that.

MOTION: Snyder moves to approve a Certificate of Appropriateness for the project at 217 East Davenport Street as presented in the staff report. Villanueva seconded the motion.

Thomann feels like this garage could be repaired but it doesn't appear to be of architectural significance.

Lewis agrees and thinks that makes sense.

VOTE: a vote was taken and the motion passed 7-0.

HPC26-0061: 1220 Sheridan Avenue - Longfellow Historic District (addition):

Russett began the staff report with some background on this application noting the Commission reviewed an addition for this property at its July meeting, but the Commission denied that addition so now the architect and the homeowner have come back with some changes to the addition and the design to address the Commission's concerns. Russett stated the main things that were addressed were that the addition is now set back from both the front and rear facades, the corner returns of the gambrel roof are maintained, and that the foundation was changed to match the existing foundation of the home. To review, the house is a one and a half story gambrel roof frame house, it's an example of Dutch Colonial Revival design between 1910 and 1920, and one of the defining features are the broad

eaves and corner returns. Russett shared the updated plans for the addition that show it is on the eastern side of the home and noted one of the main reasons they're proposing it on the eastern side and not the rear is because of the existing garage that would need to be demolished for a rear addition. The proposed addition will maintain the rear corner of the house as well as the front façade and the cornice return will be maintained on the rear of the facade, it's set in from both the front and rear facades. Russett pointed out the addition's foundation will be concrete block and it will have a flat roof to not take away from that the gambrel roof of the home.

Russett shared the guidelines that apply to additions and noted that staff found they are met as again, it incorporates a very low, nearly flat roof line to not take away from the gambrel roof, it maintains the historic corners of the historic home, the cornice returns on the roof are maintained, the siding will match, the windows will match, the foundation will match, and a rear addition is not possible without the demolition of the historic garage.

Staff is recommending approval of a Certificate of Appropriateness for the addition at 1220 Sheridan Avenue, as presented in the staff report.

MOTION: Beck moves to approve a Certificate of Appropriateness for the project at 1220 Sheridan Avenue as presented in the staff report. Clore seconded the motion.

Snyder stated the applicants did a good job on meeting all of the elements and guidelines of maintaining the roof line.

Thomann noted when they have an addition to a house they want it to look like an addition and this is very separate, perhaps almost a bit too separate as it does feel like a mass that's hanging out there but they don't want to demolish the garage. She wondered if there were any thoughts about moving the garage and having the space to work with as there is a huge backyard there. Overall she does agree that they've met the guidelines and appreciates that.

Villanueva stated it's not fun when a project gets denied, it can be really frustrating, so wanted to thank the applicant for their patience and reworking this as it now looks like a really good project.

VOTE: a vote was taken and the motion passed 7-0.

HPC26-0057: 228 East Jefferson Street - Jefferson Street Historic District (addition to church):

Russett stated this is a key contributing property in the Jefferson Street Historic District and the application is for a proposed addition on the west side of the church. The church was built in 1867, it was listed in the National Register in 1980 and was designated as a local historic landmark in 1996. The church was built in a Romanesque Revival style, and the side elevations consist of seven bays each with stained glass, and the buttresses on the sides were added in 1907. She noted on the west side there's an existing addition which would be removed with the proposed addition, there's also an awning which would be removed. Russett stated one of the main reasons the church is interested in this addition is to increase accessibility to the church as it would include accessible bathrooms and an elevator so the exterior lift would no longer be needed, and it would allow parishioners and others visiting the church to get to the lower level of the church for fellowship. She shared the site plan, the new addition is on the same location of the existing addition on the western side. They're distinguishing it from the historic church by setting it back from the existing plane of that front façade and they are proposing to match the brick and the stone of the existing church.

Russett stated for this review staff used the Secretary of Interior standards for new exterior additions since this is a non-residential building. She highlighted some of the guidelines that are recommended and first is to see if there's a place on the interior to make these additions. The church can speak to this but this is something that they've been wanting to do for a long time and even with the existing lift on the exterior, so there's no room on the interior to make these accessibility issues go away. The guidelines recommend that the new addition is on a secondary or non-character defining elevation, that there's the least possible loss of historic materials, that it's compatible with the historic building, that it is subordinate and that it uses the same forms and the same materials. The guidelines also recommend using a small scale hyphen or breezeway to separate the historic church from the addition, setting it back from the front wall plane of the historic building, and making sure it's stylistically appropriate. In staff's analysis of the addition they found it is not feasible to do it on the inside and there's no room on the rear for an addition. Additionally, a hyphen is also not feasible because the rectory is so close to the church so the way that they have separated it from the historic church is by setting it back from that front wall plane. She noted the materials match; they're using the same limestone and brick coloring, they're proposing a fiberglass door, and they are repurposing a salvaged transom. Finally, with this addition, they're avoiding impacts to the buttresses and the stained glass windows.

Staff recommends approval of a Certificate of Appropriateness for the project at 228 East Jefferson Street as presented in the staff report.

Father Andrew Rauenbuehler (220 East Jefferson Street) is currently the pastor of St. Mary's Church at 228 East Jefferson and lives there at the property. This evening, he is here on behalf of the entire community regarding the two applications before the Commission tonight but before he begins with the review of first application, he would like to offer some context for what brings him here before the Commission this evening. St. Mary's has met at the corner of Jefferson and Linn Streets since 1842. What began as a small community of immigrants, primarily German and Irish Catholics, grew into what is one of the longest, if not the longest, standing community still actively present in the heart of Iowa City. They are deeply conscious of that history, and have consistently demonstrated their desire to maintain, enrich, and protect the heritage entrusted to them insofar as this Commission seeks to do the same for Iowa City. Father Rauenbuehler wanted to begin by thanking the Commission for their work, their dedication, and the opportunity to speak to them tonight. Over the generations, countless people have come and gone from St. Mary's, but the parish has endured. They remain deeply connected to those who came before them, family names from the earliest days of the parish are still present in the congregation today. Every day when he walks into the church, he is conscious that he is living and serving within the sacrifice and faith of generations that came before him. He loves the faith that led them to build the church, he loves the history, beauty, and dedication that have sustained this community for more than 180 years, but what excites and motivates him most as the pastor of this community is that he has not inherited a museum or a relic of the past, he has been entrusted with a living community. St. Mary's today is vibrant, it's growing, it's remarkably diverse, it is a community of young and old, longtime Iowa citizens and newcomers, families, students, professionals, immigrants, and people from many different backgrounds, and one thing that consistently unites them all is a deep love for where they are located. Being in downtown Iowa City and on the northside in the Jefferson Street Historic District is essential to their identity. They recognize that demographic changes have led to changes in neighborhood places of worship outside of the city center, but St. Mary's parishioners have repeatedly expressed something different and want to remain where they are. They want to be in the City for good, and he believes that having a growing, engaged, and vibrant community in the heart of downtown Iowa City is good not only for St. Mary's, but it's good for the entire city of Iowa City. Every Sunday they have over 1,400 people that walk through their front doors. This past summer, every weekend, they had at least one or two weddings that brought in numerous guests from near and far, not to mention all of the other events and things that bring groups from the parish community and the wider community to the heart of downtown. For St. Mary's, therefore, preservation certainly means

preserving their buildings and making a significant commitment to the restoration and long-term care of their historic church but preservation must also mean preserving their community that has called Jefferson Street home for more than 180 years, it means ensuring that this community can continue to live, serve, gather, and grow here for generations to come.

Father Rauenbuehler continued. For many years, St. Mary's Parish has hoped to strengthen its presence on Jefferson Street, while addressing the very real needs of a growing 21st-century congregation. Over the past year, beginning with parish focus groups and followed by professional structural assessments and significant planning, they have developed a campus plan that seeks to do two things at once: faithfully preserve what has been entrusted to them, and responsibly prepare for what comes next. That plan has three principal components. First, they intend to care for and restore their historic church, they have partnered with an award-winning Conrad Schmidt Studios to develop a plan that respects the historic character and architectural integrity of the interior of the church, while restoring and enhancing it for another generation. The care and commitment to the outside and structural integrity of the church is something that they continue to do every year in their normal operating budget. Second, they need to make their campus significantly more accessible. Today, movement between the main level of the church and the parish hall is limited by a narrow staircase and an exterior lift exposed to the elements. The only restrooms are on the lower level and are not ADA compliant. They want every member of the community to be able to participate fully and with dignity. Third, they hope to create appropriate space for the parish offices, ministries, and community life in a welcoming, beautiful, functional, and accessible sort of way and he can speak more about that during the second application. Taken together, Father Rauenbuehler stated these projects represent a historic investment by this generation of St. Mary's parishioners, but in many ways are simply doing what those before them have done: receiving something worth preserving, caring for it faithfully, and handing it on stronger than they received it.

Father Rauenbuehler next spoke more specifically about what they call the west side entry. As he mentioned, accessibility is one of the most pressing concerns for their congregation and their campus. The people who built St. Mary's in the 19th century obviously had many of the same human needs that they have today, but the priorities, building standards, and technology of their time were very different. As a result, St. Mary's historic campus does not adequately address modern expectations for accessibility or even something as basic as convenient restroom access. Currently, the accessible entrance is reached by a relatively steep exterior ramp, movement between the church level and the parish hall level is limited to a very narrow interior staircase, so narrow that two people cannot comfortably pass one another, and an outdoor mechanical lift for those using wheelchairs or walkers. Iowa winters make that arrangement difficult from both a safety and comfort standpoint. The only restrooms are located on the far north end of the lower level and for someone with mobility limitations, such as an elderly parishioner, or a parent with young children simply reaching a restroom can become unnecessarily difficult. Because they are a relatively landlocked historic campus their options are limited however, there is space between the church and rectory that they believe allows them to address these needs while treating both historic buildings with great care. Their proposal would replace the small accessible entrance added in the 1980s with a new structure containing an indoor elevator, a wider and more functional stairway, two ADA accessible restrooms, and a janitorial closet. In developing this design with Shive Hattery, they have been deliberate about respecting the historic church and the rectory. The addition is positioned so that it does not obscure stained glass or other significant architectural elements, and the design has been developed with careful attention to the structural integrity of both buildings. Father Rauenbuehler stated this is not an effort to compete with the historic architecture of St. Mary's; it's an effort to make that historic campus work for the people who worship, gather, and serve there every day. Their ancestors could not have imagined many of the accessibility tools available now, but he believes that they would understand the principle behind this project very well, and that is that every person should be welcomed into the life of their community.

MOTION: Snyder moves to approve a Certificate of Appropriateness for the project at 228 East Jefferson Street as presented in the staff report. Villanueva seconded the motion.

Thomann read in the report that they are being careful about the existing structure and the stained glass windows which with any Catholic church those stained glass windows are beautiful so she is wondering if the bottom of those windows will still be visible from the outside.

Natalie Oppedal (Shive Hattery) confirmed the intention is that the front area of the addition is where the location of the elevator is to be located and the elevator requires a larger overrun for the structure, but within the first couple buttresses, there is not a stained glass window. That is the area where they are basically altering the roof line to make sure that they are not impacting the existing stained glass windows that are in the next bays, but there is no window in that first bay.

VOTE: a vote was taken and the motion passed 7-0.

HPC26-0058: 302 East Jefferson Street and 306 East Jefferson Street - Jefferson Street Historic District (demolition of two houses and construction of one new building):

Russett stated both are contributing structures to the district. This is their parishioner home and the parish offices. 302 East Jefferson Street is a single-story craftsman bungalow built around 1926, and 306 East Jefferson is a two-story side gabled house built around 1925, and these two homes are actually connected. Both of the homes had aluminum siding installed in the 1980s. Regarding the existing conditions for these two buildings, there was a structural investigation of the homes prepared by Shive Hattery that was included in the agenda packet and the engineer is here tonight if there are any questions on that structural report. The report does note that there are several serious issues with these homes, but the recommendation is repair and replacement, and to take care of those issues, the ones that are serious and critical as soon as possible. However, St. Mary's would like a new building to accommodate the church's needs, the building would house gathering spaces, conference rooms, office space, and a spot for their youth ministry. Russett shared some renderings showing the new buildings as well as the floor plans of the interior space.

There are multiple guidelines that are applicable to this project as it's a demolition and a new construction. First, the guidelines related to demolition, specifically of primary structures that are within historic districts and contributing. The guidelines state that a Certificate of Appropriateness (COA) for the demolition of any primary building on a contributing property within a historic district will be denied unless the applicant can demonstrate that the building is structurally unsound and irretrievable. The guidelines also state that before the Commission can approve demolition, the Commission must approve a COA for the building that will replace the buildings being demolished. Staff's analysis for this is that both 302 and 306 Jefferson Street are primary buildings, they're both contributing to the local historic district, and the required determination is that they are structurally unsound and irretrievable. Staff used the structural report prepared by the engineer to guide their recommendation and their reading of the report was that the buildings should be repaired and some replacement does need to occur. Therefore, the main reason staff is not recommending approval of the demolition is because staff haven't received any information demonstrating that it meets the criteria of being structurally unsound and irretrievable. Russett noted the structural report does state that there are some critical issues that need to be addressed, however the report does not conclude that both buildings should be demolished.

Russett stated if the Commission is inclined to support the demolition, staff has some more work to do with the applicant because based on the site plans that were proposed there's no parking, there's some zoning issues that need to be addressed with the proposed new building, some historic review and

some coordination with architects. Therefore, if the Commission is inclined to support the demolition, staff would recommend that a deferral to the next meeting but staff is recommending denial of the Certificate of Appropriateness for the demolition of 302 and 306 East Jefferson Street.

Russett stated they did receive three pieces of correspondence opposing this, which were sent to the Commission and to the applicant.

Father Andrew Rauenbuehler (220 East Jefferson Street) stated he realizes that the Commission's purview is limited in this sort of case, and Matt Barron their structural engineer, is available for any questions as Father Rauenbuehler is more of a vision guy and wants to share that vision with the Commission tonight. As he mentioned earlier, one of the long-term goals of their parish is to ensure that they have adequate space to sustain the vibrant parish life that already exists at St. Mary's, and to accommodate the many ministries, groups, staff members, and community activities that call their parish home. As a longstanding institution within the Jefferson Street Historic District, they recognize and respect the desire to preserve the neighborhood and the historic character and integrity of one of Iowa City's most significant neighborhoods. That is precisely why they have approached the future of 302 and 306 East Jefferson carefully and deliberately. As caretakers of these properties, they have spent considerable time evaluating what the future should look like and what responsible stewardship of the property requires. Two issues have led them to the proposal here tonight. The first and most pressing is the condition of the buildings themselves and he will allow Matt Baron, the structural engineer who led the assessment of these properties, speak in greater detail about those findings but Father Rauenbuehler noted through their campus planning process as a parish community, it has become increasingly clear that these buildings present substantial challenges if they are to remain safe, functional, accessible, and useful for the long term. The second issue is functionality. Both buildings were constructed as single-family residences and were later adapted for parish office use. At some point prior to the establishment of the historic district the two houses were joined by a connecting hallway. Parish staff has done an admirable job working within those constraints, but the reality is that the buildings were never designed for their current purpose, the arrangement is inefficient and difficult to navigate, it provides little opportunity for collaboration, limited accessibility, inadequate meeting space, and virtually no room for future growth. More importantly, their parish needs extend well beyond administrative offices. Every week, St. Mary's hosts Bible studies, faith formation, youth ministry, marriage preparation, pastoral meetings, parish organizations, service efforts, community gatherings, and countless informal encounters. They increasingly need spaces that are flexible, accessible, welcoming, and designed for those purposes. As they considered the significant investment that would be required to rehabilitate the existing structures, they also had to ask an important stewardship question of would that investment actually solve the needs of their community. He stated their conclusion was that it would not and therefore are proposing a purpose-built ministry center that would address the needs in a long-term and responsible way, while remaining sensitive to the historic context of Jefferson Street. They understand very clearly that demolition within a historic district is a serious matter and they do not approach it casually. For that reason, their vision for what replaces these buildings matters greatly and they have no interest in constructing a generic or soulless institutional building. They want to build something beautiful and want a building that belongs on Jefferson Street that contributes positively to the historic district. They have asked the architects to draw thoughtfully from the architecture already present on their campus, particularly the church and the rectory, so that the new building helps knit the St. Mary's campus together rather than standing apart from it. Their goal is not to erase history, their goal is to allow a historic community to continue making history in the place it has called home since 1842. Father Rauenbuehler noted an important distinction, historic preservation cannot mean that every generation is simply asked to freeze a property at a particular moment in time, healthy historic places have always changed and adapted, buildings have been constructed, altered, expanded, repurposed, and sometimes replaced as the needs of communities changed. The question is whether that change is thoughtful, responsible, and worthy of the place and

that is what they are attempting to do. History is both preserved and written and he deeply appreciates the work this Commission does to preserve the history of Iowa City. St. Mary's is proud to have witnessed nearly the entire history of Iowa City from their place on Jefferson Street, but they are not finished being part of that history, they want the generations who come after to be able to say that St. Mary's did not simply preserve what previous generations built but made the investments necessary to ensure that this community could remain vibrant, useful, beautiful, and rooted in downtown Iowa City for generations to come. Father Rauenbuehler believes the proposals before the Commission tonight accomplish both goals, they preserve one of Iowa City's truly significant historic buildings, and they preserve the future of the historic community that continues to call it home.

David Woodruff (president, Friends of Historic Preservation) originally had some very nice comments opposing this but after seeing the drawings and the thought that St. Mary's put into this project, he'd kindly like to ask for the Commission to defer this decision for one month so he can approach the folks that he is elected by and see if there is support. Woodruff stated one of the things he has taken a role as Friends of Historic Preservation president was to not just look at the past but see how it impacts the future and not stand in the way of economic development, cultural development, or social development. From what he has seen from the drawings, which he saw for the first time tonight, they might want to have the community move forward together on it so he asks for the Commission to wait until the next meeting to make a decision on this particular issue.

Matthew Barron (structural engineer, Shive Hattery) stated since he wrote the report he wanted to provide a little extra clarity and context. They were hired to do a visual structural inspection; the intent was to limit investigation that required demolition of historic plaster walls or other things to see inside. So, from the beginning, there was a limited amount that they could actually see so some of what is in the report has some measure of equivocation for things that may or may not have deterioration that is just not visible such as the wood framing within the walls and some of those other things. Secondly, when they did the review and went into the basement of both homes, the condition of the foundation walls was probably the worst masonry foundation condition he has ever witnessed, and he has been practicing for over 20 years. Particularly along the west side of the west property, it's in an active state of collapse and the integrity of large chunks of the wall across both buildings is compromised.

Barron noted it is entirely possible that he may have erred in some of the word choices that he used in order to try and convey it but one of the things about structural engineers is that they loath to back people into a corner. As a quick example, his firm redid the Marion Public Services building which was destroyed during the derecho. It was halfway through construction, and the derecho hit and mangled the superstructure and did significant damage to the superstructure's connection to the foundation. Their original recommendation was that the owner demolish it and sort of start over but they decided that they didn't want to do that, they wanted to make use of existing materials for which they had already invested money, that the carbon footprint had already been invested in, and asked if it was possible to resurrect the foundation and the building on top of it. The answer was yes, because the answer is always yes, because with enough time and effort and money, anything is salvageable, and therefore the criteria by which one is judging if something should be demolished is if something out of reach for rehabilitation, which based on his estimation as a structural engineer, is highly subjective. With that Marion building they were able to persevere and continue on at considerable effort, but it was important to the owner. So, the idea of what is technically feasible for somebody versus what should be done, what is practical or reasonable are two different things. As a structural engineer he has to be agnostic in these decisions about whether or not something can be fixed or salvaged because another structural engineer may or may not agree it is reasonable.

Barron stated it is technically feasible for them to lift this house off its existing foundation but it would require the closure of both streets, significant demo of some of the right of way in order to provide a

structural steel beam system that would essentially lift both houses off of their foundation to enable to repair them. Therefore, their staff generally believes that's technically infeasible and financially completely impractical. The amount of effort that it would take to preserve just the foundations alone- and he is just dwelling on the foundations because it's the worst part- is really significant in his professional opinion. Additionally, there are other issues related to the roofs, the west roof appears inadequate for the snow loads given the sag that's involved and the water damage that it's taken on over the years, it appears its capacity has diminished. There used to be a shower system up there that contributed to it, but there is a significant amount from the small parts and pieces that they could see are very deteriorated. His concern is for the safety of the people inside the building today. He reiterated he has to be careful how he writes these reports because if he says it must be demolished and it's super unsafe, it leaves the parish without a parish office and in a state of liability to continue to occupy it. No one can say if it's going to collapse this winter or if it's going to collapse three to five winters from now, but portions of that basement are in an inevitable state of collapse and that just structurally factual. So regarding repair or replacement he doesn't generally think it's his position to tell someone that they have to demo something, because once it is put in writing they don't have a choice. That doesn't mean it's not the appropriate thing to do as in his opinion the effort it would take to replace that foundation, and do a complete replacement, is unjust and it doesn't make any sense knowing the effort that it would take to accomplish it.

Snyder noted the last thing that was done to the two homes was roofs in 1994 and roofs typically last 30 years, so that roof is at least 30 years old. The report notated a lot of stuff with foundation, but there are a lot of contributing factors to that and perhaps if there had been deferred maintenance done that is pertinent to the structural integrity of the homes, would they be in this position today. Roofs in 1994, which actually was the garage, the ramp was added in 1992, siding installed in 1988, has anything been done since? If there had been some care and actual preservation to the buildings throughout the years, would they be in the state that they're in.

Barron replied that's a difficult question to answer, there's two significant problems on the south sides of both buildings where there's notable settlement off the building, the porches have pulled off and they're leaning with active separation between those sections of the structure and the main portion of the house, that's doing very real damage to the structure. Settlement is an inevitable part of life in some sense and that's a problem with the original construction that went underneath those footings, the footings would be inadequate and the soil preparation would have been inadequate for the long term loads. There are tuck-pointing issues, there's drainage around the building that's significantly contributing to water intrusion that's deteriorating the foundation, he doesn't know enough of the actual active history of how the site was graded, and what was done when specifically to speak, all he knows is what he saw out there when he went and what he saw was unstable.

Snyder asked if they have done any reinspection of the properties since February or if anything has been done to try make corrections. Barron replied they were not engaged to come back for specific discrete repairs.

Missy Molleston (board member, Friends of Historic Preservation) has lived in a historic district in Iowa City since 1995 and also served on the board of Friends of Historic Preservation for 10 years. During her time in Iowa City she has seen two other requests that have come to the Preservation board that seem similar to this one. One, the colloquially known Grant Wood House on Court Street, was allowed to remove/tear down a house to its west because it was in the older house's interest of regaining the symmetrical esthetic of when it was built. She is pretty sure it was in a historic district at the time. Maybe the regulations were different, but the interest of the more historic house trumped the other house, which she is sure had meaning to the people who had lived there. The other instance is the Bethel A.M.E. Church on South Governor, they had outgrown their historic chapel and there was

concern that it was going to be torn down or something inappropriate was going to be built, but they worked with an architect and their building was approved. They were in a historic district and they were allowed to add on appropriately. Molleston acknowledged these aren't exactly the situation for St. Mary's, but it has been there since 1847 or 1867 and might deserve some deference. And of the houses on the center block of the Jefferson Historic District, and even the other ones further up the street, do seem to be the least old or important in her opinion. Molleston can appreciate that the churches that leave the downtown are afforded the ability to have roomy and rambling structures, and that's something that St. Mary's would want, but in all honesty the biggest concern about this is that it would set a precedent so that other property owners could find a reason to tear down their houses as well.

Father Andrew Rauenbuehler would just share that what they see is while new construction does involve demolition that is actually in the service of the greater good that they see in preserving the historic structures that they've been entrusted with. Certainly, there's no comparison between the historicity of 302 and 306 East Jefferson and the church across the street and the rectory that are both on the National Register of Historic Places. They really see their ability as a community to stamp their place in downtown Iowa City when everyone knows so many things are moving to the peripheries of Iowa City and Coralville. This center will allow them to remain a vibrant community that will then really serve the best interest that will allow for generations to come. They have done a lot of work in preserving the church, it was finished in 1867 and the rectory shortly thereafter, but the demolition and new construction involved in this project is ultimately in the service of restoring that which is truly historic.

Thomas Agran (512 North Van Buren Street) stated the very first Council meeting he attended was to watch the approval of the Jefferson Street District, he then went on to represent the Northside on the HPC Commission for seven years and walks past these properties as a neighbor to them almost every day. The philosophy of the districts is not that nothing changes, but rather two things: when proposals are made, the overlays are a check valve, investment must bring properties into better alignment with their ability to contribute to the district, but also, the end goal is not a museum. There are many ways for properties in the neighborhood to evolve and grow and is how it became what it is. After all, their role is not in weighing a financial or use needs calculation for property owners by protection through historic overlays. They have said through a democratic process that historic structures are part of an intangible whole, contributing public value in a manner greater than the individual needs. He sat down this morning to write an emphatic "hell no" to this proposal, but unlike a lot of demolition requests that he received while he was on the Commission, this came with what he feels is a compelling argument from the church valuing how they contribute architecturally and socially to the integrity of the block. The buildings are old and have deferred maintenance, however they know from 610 Ronald Street, from Pagliai's building, and so many others that went through the Commission, that that is not cause for demolition alone. There are ways to help the buildings evolve, trades that could be made to develop the back parking and engage the alley as a fifth elevation of the larger block, increase the granularity and density of the district, which would be a great thing. The Commission is within their scope to deny the proposal, after all there is no form-based code in these areas, but they have to ask what kind of domino effect do they want to unleash. Creative solutions do exist here to save the structures however, when houses have porches that have been closed in, and backyards paved over, and landscaping stripped, and are really no longer being used in residential ways, the ways in which they contribute to the neighborhood often suffers. So, as a former commissioner, Agran has to also wonder if they are maybe narrowly within their rights to say okay, but only so long as the new structure conforms with the neighborhood with greater integrity than the restored original structures might. That's a tall order, but he thinks that maybe this application meets that order. HPC decisions, as he understands it, do not set precedent, but they do set tone and expectation. So he asks, what are the metrics by which they would approve a reimagining of a non-contributing property, how would they allow neighborhoods to

thoughtfully evolve and help shift the public reputation of HPC from NIMBYism to a more creative collaborator, and how do they be flexible but in a non-capricious way that ultimately strengthens the ability to say no to truly terrible proposals, which so often they are. Historical overlays are a blunt force planning tool, and saying no to everything means that they will see demolition by neglect or the sort of callous leveraging of historic properties by developers, which has been more common recently. Most of the downtown is not protected, and by being open-minded with the rubrics, what other parts of downtown might they be able to save, or guide the redevelopment of later with the trust that they build in decisions like this. The church is asking to make a generational type of investment and has the type of long-term ROI that most developers distinctly lack. If the Commission says yes tonight, please do remember that it's on those terms only, based on the design of the new structure, and he urges them to hold that design to an exacting standard so that they avoid sending a message that non-contributing properties are just a treasure map for flimsy development in the historic neighborhoods. In his seven years on the Commission, Agran never received as compelling of a proposal or as thoughtful of a design as this, and it gave him pause when he sat down to look at it and he hopes it does the same for them as well.

MOTION: Villanueva moves to deny a Certificate of Appropriateness for the demolition of 302 and 306 East Jefferson Street. Carlson seconded the motion.

Thomann is grappling if they have very clear guidelines for this sort of situation, and to say no to demolition of something that can be repaired but she is more interested in community conversations. The idea that David Woodruff put forth of having the Friends of Historic Preservation discuss and review is good, it would be good to have some outside groups have more conversations.

Russett stated if they want more community conversation, they should amend the motion to defer it to October.

Snyder's biggest issue is the question if there was documentation showing that repairs and efforts were made over the years to try not to get it to this state, and it's just a simple matter of the settlement, the erosion, water over time, then she would be inclined to approve it, but it's really hard when it's been since 1988 that anything has been done to the two homes, and does that send a message to builders and developers, especially ones in the downtown area, that if they don't do anything there'll be some wiggle room because it is really structurally terrible. She acknowledged it's a beautifully proposed building, and it's been highlighted many times that preservation has been very clear for the church, it's been preserved very well, and it's unfortunate to see that that didn't happen with these two homes. If there'd been efforts made throughout the years, she would be a lot more open to it.

Lewis agreed that's his concern as well, he agrees the building itself is great and the idea of wanting to do this makes complete sense but it does feel like a question of stewardship and stewardship in the future. He would be inclined to defer as well; to learn more about the building and then approving that at the same time they approve the demolition would make sense.

Clore understands the argument of deferred maintenance and how they all view that as a negative thing. That being said Father Rauenbuehler wasn't around making decisions in 1988 or 1992 when the deferment started and inherited a building that for decades has underserved the needs of the owners and of the community. Clore is really struggling with whether this is something that rises to the level of going against the guidelines but absolutely believes that they need to really take time with this and need to defer this to really hear some more of the thoughtful input from the community here.

Villanueva stated her biggest worry is just the precedent itself, when the write-up doesn't match what the guidelines say. If they defer it, what does that then look like when it comes back, what would

change, or could potentially alter the recommendation because having then what was told verbally would then be in written form.

Russett stated they don't need it in written form since it was presented orally to the Commission and what the structural engineer provided tonight was helpful new information that should be considered.

Beck agrees that a lot hinges on that structural assessment, it is one of the very key pieces of this.

Carlson asked if one of the zoning issues will be that the new building proposes to be too close to the sidewalk. Russett replied that she doesn't know what the setback is but there's a lot of questions with setbacks, parking and other things that need to be worked through with the applicant.

Thomann stated it appears they need to defer and need more information. One of her concerns is while that new building is beautiful and it's going to serve a great purpose, it does change the rhythm of that historic block. There is a vast space to the north, could a new structure be placed there, and keep residential on the street to keep that rhythm of historic residential in this area of the block.

Carlson stated she is sure the church can find some record of them having put gutters on it in the last five years or something. With 1,800 people coming, surely somebody volunteered to do maintenance on this thing and that would make them feel a lot better and then the optics aren't going to be to let buildings fall into disrepair so they can be demolished.

AMENDED MOTION: Villanueva moves to defer a Certificate of Appropriateness for the demolition of 302 and 306 East Jefferson Street. Carlson seconded the motion.

VOTE: a vote was taken and the motion passed 7-0.

REPORT ON CERTIFICATES ISSUED BY CHAIR AND STAFF:

Certificates of No Material Effect:

Russett reviewed the following certificates of No Material Effect:

HPC24-0104: 620 North Van Buren Street - Brown Street Historic District (stucco repair)

HPC26-0056: 225 Fairchild Street - Northside Historic District (trim and siding repair in north gable)

HPC26-0055: 1038 East College Street - East College Street Historic District (porch railing and floor repair)

HPC26-0062: 721 Brown Street - Brown Street Historic District (foundation repair)

HPC26-0037: 213 E Market St - Local Historic Landmark (roof replacement)

Minor Review – Staff Review:

HPC26-0059: 108 S. Dodge St- College Green Historic District (replacement of four windows)

Staff approved the replacement of four windows.

Intermediate Review – Staff Review:

HPC25-0056: 415 Clark Street - Clark Street Conservation District (change to a previous COA to replace a window with glass block on the detached garage new construction):

Russett noted there was a minor amendment to that approval that allowed one of the windows to be a block window in this location here because of a bathroom but it is not front facing.

HPC26-0063: 312 S. Governor Street- Governor-Lucas Conservation District (replacement of egress window with hopper, foundation repair):

Russett stated this was approval to change an egress window to a hopper window.

CONSIDERATION OF MINUTES FOR AUGUST 13, 2026:

MOTION: Villanueva moves to approve the minutes of the Historic Preservation Commission's August 13, 2026, meeting. Beck seconded the motion. The motion carried on a vote of 7-0.

COMMISSION DISCUSSION:

Historic Preservation Awards:

The Commission discussed possible timeline and duties for this year's Historic Preservation Awards.

ADJOURNMENT:

The meeting was adjourned at 7:36pm.

HISTORIC PRESERVATION COMMISSION ATTENDANCE RECORD
2025-2026

NAME	TERM EXP.	8/14	10/9	11/20	12/11	2/23	3/12	4/9	5/14	6/11	7/9	8/13	9/10
BECK, MARGARET	6/30/27	X	X	X	X	X	X	X	X	X	X	X	X
BROWN, CARL	6/30/26	O/E	O/E	X	O/E	X	O/E	X	O/E	X	---	---	---
BURFORD, KEVIN	6/30/27	X	X	X	O/E	X	X	X	X	O/E	X	X	O/E
CARLSON, TRISTA	6/30/27	---	---	---	---	---	---	X	X	O/E	O/E	O/E	X
CLORE, ADAM	06/30/29	---	---	---	---	---	---	---	---	---	X	X	X
CURFMAN, AUSTIN	6/30/2028	O/E	X	O/E	X	X	X	X	O/E	X	X	O/E	O/E
LEWIS, ANDREW	6/30/29	X	X	X	X	X	X	X	X	X	X	X	X
RUSSELL, RYAN	6/30/27	X	O/E	O/E	X	---	---	---	---	---	---	---	---
SNYDER, HANNAH	6/30/2029	---	---	---	---	---	---	---	---	---	X	X	X
THOMANNNN, DEANNA	6/30/29	X	X	X	X	X	X	X	X	X	O/E	X	X
VILLANUEVA, NICOLE	6/30/28	X	X	X	X	X	X	X	X	X	X	X	X
WAGNER, FRANK	6/30/26	X	X	X	X	X	X	O/E	X	X	---	---	---

KEY: X = Present
 O = Absent
 O/E= Absent/Excused
 --- = Not a member