



City Council Information Packet

May 7, 2026

Council Tentative Meeting Schedule

IP1. City Council Tentative Meeting Schedule

Miscellaneous

IP2. Memo from Budget Management Analyst - Quarterly Financial Summary for Period Ending March 31, 2026

IP3. Memo from Economic Development Coordinator - 21 S Linn Street Redevelopment - Status Update

IP4. April 2026 Building Statistics

IP5. Civil Service Entrance Examination - Civil Engineer

IP6. Civil Service Entrance Examination - Customer Service Representative - Revenue

IP7. Civil Service Entrance Examination - Parking Enforcement Attendant

Draft Minutes

IP8. Airport Commission: April 9



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

City Council Tentative Meeting Schedule

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



City Council Tentative Meeting Schedule

Subject to change

May 7, 2026

<u>Date</u>	<u>Time</u>	<u>Meeting</u>	<u>Location</u>
Tuesday, May 19, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, June 2, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, June 16, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, July 14, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Monday, July 20, 2026	4:30 PM	Joint Entities Meeting Hosted by Johnson County Brd of Supervisors	TBD
Tuesday, August 4, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, August 18, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, September 1, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, September 15, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	City Hall, Emma J. Harvat Hall 410 E. Washington Street
Tuesday, October 6, 2026	4:00 PM 6:00 PM	Work Session Formal Meeting	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



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

Memo from Budget Management Analyst - Quarterly Financial Summary for Period Ending March 31, 2026

Attachments: [Memo from Budget Management Analyst - Quarterly Financial Summary for Period Ending March 31, 2026](#)



CITY OF IOWA CITY MEMORANDUM

Date: May 4, 2026
To: City Manager, City Council
From: Angie Ogden, Budget Management Analyst
Re: Quarterly Financial Summary for Period Ending March 31, 2026

Introduction

Attached to this memorandum are the City's quarterly financial reports as of March 31, 2026. The quarterly financial report includes combined summaries of all fund balances, revenues, and expenditures for Fiscal Year 2026 through the end of the third quarter, which is 75% of the way through the fiscal year. The March quarterly report also incorporates the budget amendments that were approved during the Fiscal Year 2027 budget process. Some of the highlights of the City's financial activity are discussed below.

Revenue Analysis

This revenue analysis pertains to the revenue reports, *Revenues by Fund* and *Revenues by Type*, on pages 4-6. In these two reports, the actual revenues would ideally be near 75% of budget since we have completed three-fourths of the fiscal year; however, due to accruals and timing differences, many of these percentages may be above or below 75%.

Funds with budget anomalies on page 4 worth noting;

- HOME Fund revenues are 14.7%. This is due to timing of grant reimbursements.
- MPOJC Fund is at 63.6% of budget which is primarily due to timing of federal grant receipts.
- The Transit Fund has revenues at 13.3% due to the timing of receipt for the federal operating grant.
- Governmental Projects fund has revenues at only 14.5% of budget and the Enterprise Projects Fund is at 9.2% of budget due to the timing of the bond issuance. The Governmental Projects fund should come up closer to budget after the bond sale this spring.

On page 5, a few examples of revenues that are below the 75% mark include property tax revenue which is at 58.2% of budget and reflects the timing of the property tax receipts. The second half property taxes are typically received in April and should increase this percentage substantially. Other revenues affected by the timing of property tax receipts include TIF Revenues which are at 53.7% and Property Tax Credits which are at 51.5% of budget.

Under Charges for Fees & Services, Police Services fees are at 130.7% of budget. This is due to timing of when police forfeiture and abandonments take place.

In addition, under Intergovernmental on page 5, Operating Grants are at 93.7% and Local 28E Agreements are at 86.1% of budget. This is due to the timing of grant receipts.

Finally, on page 6, Interest Revenues are 412.6%. Due to the increase in interest earned as interest rates have remained relatively high. Under Other Financing Sources, Debt Sales revenue is at 7.6% of budget. We are currently preparing to sell the general obligation bonds which will bring this revenue source up to approximately 57% of budget. The remaining difference due to the State Revolving Fund Loan is only drawn after the expenditures are paid.

As of March 31, the combined total actual revenue for all budgetary funds is \$130,094,424 or 47.1% of budget. Overall, the City's revenues are not substantially different than projected, and the anomalies and budget variances can be explained.

Expenditure Analysis

This expenditure analysis pertains to the expenditure reports, *Expenditures by Fund* and *Expenditures by Fund by Department* on pages 7-9. The analysis of the City's expenditures for Fiscal Year 2026 through March is similar to the analysis for the City's revenues. We generally expect the actual expenditure levels to be around 75% of budget at this time of year.

Some funds have expenditure activity through the third quarter that differs significantly from the 75% mark. The following funds have a significant expenditure variance above or below 75%:

- HOME Fund expenditures are at 15.7%, due to the timing of the payout of loans and grants to applicants.
- Affordable Housing Funds are at 13.7%, due to unspent funds from the \$7.8M budget amendment which anticipates using some of the affordable housing spends that are restricted for the Riverfront Crossings area.
- TIF Fund expenditures are at 2.8% due to timing of the TIF rebate payments.
- Debt Service Fund expenditures are at 8.8%, because the general obligation bond principal payments are not due until June 1.
- Housing Authority expenditures are at 82.6% of budget due to increased landlord rents and utility reimbursements.
- Governmental Projects expenditures are at 23.0% and Enterprise Projects expenditures are at 7.2% because many of the capital projects are scheduled for construction this spring.

Overall, the combined total actual expenditures for all budgetary funds through March are \$255,674,063 or 35.7% of budget. The City's expenditures through the third quarter have a few major anomalies; however, these can be readily explained.

Conclusion

Generally, there are no major concerns to report with the City's fund balances at the end of March. The Community Development Block Grant (CDBG) Fund is presented (on page 3) with negative fund balance of \$9,811 and HOME of \$58,093. These negative fund balances should be reversed following the next receipt of CDBG/HOME funds. The Iowa City Property Management Fund also has a negative balance of \$48,019. This is due to the timing of the transfer from the Housing Authority for property purchases. The Transit Fund balance has a negative fund balance of \$16,834 due to the timing of the receipt of their federal operating grant. The other fund balances appear to be near expectations. Additional information is available from the Finance Department upon request.

**City of Iowa City
Fund Summary
Fiscal Year 2026 through March 31, 2026**

	Beginning Fund Balance	Year-to-Date Revenues	Transfers In	Year-to-Date Expenditures	Transfers Out	Ending Fund Balance	Restricted, Committed, Assigned	Unassigned Fund Balance
<u>Budgetary Funds</u>								
General Fund								
10** General Fund	\$ 66,932,389	\$ 43,199,535	\$10,131,540	\$ 51,030,578	\$11,141,238	\$ 58,091,648	\$ 19,171,514	\$ 38,920,134
Special Revenue Funds								
2100 Community Dev Block Grant	17,420	675,180	-	389,448	312,963	(9,811)	-	(9,811)
2110 HOME	27,570	367,603	-	316,886	136,380	(58,093)	-	(58,093)
2200 Road Use Tax Fund	6,677,118	6,931,466	437,475	5,881,833	2,594,826	5,569,399	-	5,569,399
2300 Other Shared Revenue	794,004	394,510	7,834	521,800	-	674,548	-	674,548
2350 Metro Planning Org of J.C.	577,636	537,179	298,875	812,029	-	601,661	-	601,661
2400 Employee Benefits	3,430,561	9,126,592	-	898,198	10,159,950	1,499,005	-	1,499,005
2450 Emergency Levy Fund	1,199,195	1,600	-	209,713	-	991,081	-	991,081
2500 Affordable Housing Fund	8,011,060	225,872	750,000	1,190,444	82,834	7,713,654	-	7,713,654
2510 Iowa City Property Mmnt	504,918	622,247	212,132	1,387,317	-	(48,019)	-	(48,019)
26** Tax Increment Financing	1,187,710	2,297,703	-	78,926	1,644,158	1,762,329	-	1,762,329
2820 SSMID-Downtown District	-	427,834	-	382,869	-	44,965	-	44,965
Debt Service Fund								
5*** Debt Service	7,615,077	7,540,056	1,450,881	1,281,101	-	15,324,913	-	15,324,913
Enterprise Funds								
710* Parking	3,000,524	5,436,998	1,125,000	3,602,085	1,522,471	4,437,966	1,522,353	2,915,613
715* Mass Transit	14,920,679	2,307,877	3,248,775	7,223,371	18,750	13,235,210	13,252,044	(16,834)
720* Wastewater	26,847,961	9,908,153	3,848,387	7,315,580	6,900,000	26,388,921	3,347,311	23,041,611
730* Water	15,995,787	9,398,310	1,899,245	8,631,789	1,875,000	16,786,553	6,053,762	10,732,791
7400 Refuse Collection	3,478,339	3,710,008	43,409	3,378,672	-	3,853,083	-	3,853,083
750* Landfill	26,593,693	6,072,502	1,332,899	4,448,151	594,598	28,956,343	24,602,356	4,353,988
7600 Airport	229,649	361,102	75,000	324,973	(102,053)	442,831	295,623	147,208
7700 Storm Water	1,947,810	1,393,827	835,452	511,630	613,248	3,052,212	1,627,809	1,424,403
79** Housing Authority	7,670,814	10,977,274	136,380	12,247,775	23,025	6,513,667	-	6,513,667
Capital Project Funds								
Governmental Projects	36,994,763	2,867,895	9,096,548	21,685,299	-	27,273,907	-	27,273,907
Enterprise Projects	14,641,210	5,313,104	2,587,556	8,144,883	-	14,396,987	-	14,396,987
Total Budgetary Funds	\$ 249,295,888	\$ 130,094,424	\$37,517,389	\$ 141,895,351	\$37,517,389	\$ 237,494,961	\$ 69,872,772	\$ 167,622,189
<u>Non-Budgetary Funds</u>								
Internal Service Funds								
810* Equipment	\$ 25,396,649	\$ 6,472,844	\$ -	\$ 4,452,381	\$ -	\$ 27,417,112	\$ 24,169,704	\$ 3,247,408
8200 Risk Management	4,466,426	1,700,016	-	1,357,043	-	4,809,399	-	4,809,399
830* Information Technology	3,757,727	2,680,869	75,000	2,756,668	75,000	3,661,928	1,902,669	1,759,259
8400 Central Services	737,395	167,806	-	115,546	-	789,654	-	789,654
8500 Health Insurance Reserves	23,110,968	10,636,670	-	8,768,817	-	24,978,821	9,839,853	15,138,968
8600 Dental Insurance Reserves	669,070	344,693	-	293,201	-	720,563	-	720,563
Total Non-Budgetary Funds	\$ 58,138,235	\$ 21,982,899	\$ 75,000	\$ 17,743,656	\$ 75,000	\$ 62,377,477	\$ 35,912,226	\$ 26,465,251
Total All Funds	\$ 307,434,123	\$ 152,077,323	\$37,592,389	\$ 159,639,007	\$37,592,389	\$ 299,872,438	\$105,784,998	\$ 194,087,440

City of Iowa City
Revenues by Fund
Fiscal Year 2026 through March 31, 2026

	2025 Actual	2026 Budget	2026 Revised	2026 Actual	Variance	Percent
<u>Budgetary Fund Revenues</u>						
General Fund						
10** General Fund	\$ 64,705,988	\$ 66,329,100	\$ 66,329,100	\$ 43,199,535	\$ (23,129,565)	65.1%
Special Revenue Funds						
2100 Community Dev Block Grant	1,202,448	742,600	1,104,500	675,180	(429,320)	61.1%
2110 HOME	1,153,579	484,300	2,508,200	367,603	(2,140,597)	14.7%
2200 Road Use Tax Fund	10,710,676	10,962,700	11,037,700	6,931,466	(4,106,234)	62.8%
2300 Other Shared Revenue	905,736	520,000	1,350,100	394,510	(955,590)	29.2%
2350 Metro Planning Org of Johnson Co	498,227	469,100	844,100	537,179	(306,921)	63.6%
2400 Employee Benefits	15,263,986	15,263,500	15,263,500	9,126,592	(6,136,908)	59.8%
2450 Emergency Levy Fund	12,705	4,600	104,600	1,600	(103,000)	1.5%
2500 Affordable Housing Fund	353,271	-	-	225,872	225,872	0.0%
2510 Iowa City Property Management	273,121	264,400	651,000	622,247	(28,753)	95.6%
26** Tax Increment Financing	4,648,984	4,166,800	4,176,700	2,297,703	(1,878,997)	55.0%
2820 SSMID-Downtown District	704,220	668,200	717,600	427,834	(289,766)	59.6%
Debt Service Fund						
5*** Debt Service	12,409,816	12,521,900	12,521,900	7,540,056	(4,981,844)	60.2%
Enterprise Funds						
710* Parking	7,389,192	7,134,900	7,134,900	5,436,998	(1,697,902)	76.2%
715* Mass Transit	6,853,978	5,575,400	17,299,400	2,307,877	(14,991,523)	13.3%
720* Wastewater	14,255,704	13,665,000	13,665,000	9,908,153	(3,756,847)	72.5%
730* Water	12,877,414	13,030,800	13,030,800	9,398,310	(3,632,490)	72.1%
7400 Refuse Collection	5,361,656	5,311,500	5,311,500	3,710,008	(1,601,492)	69.8%
750* Landfill	8,532,077	8,596,300	8,596,300	6,072,502	(2,523,798)	70.6%
7600 Airport	435,066	456,300	456,300	361,102	(95,198)	79.1%
7700 Storm Water	1,994,264	1,912,700	1,912,700	1,393,827	(518,873)	72.9%
79** Housing Authority	14,299,682	13,677,700	14,191,900	10,977,274	(3,214,627)	77.3%
Capital Project Funds						
Governmental Projects	19,616,741	15,628,700	19,780,400	2,867,895	(16,912,505)	14.5%
Enterprise Projects	3,851,519	19,063,942	57,983,100	5,313,104	(52,669,996)	9.2%
Total Budgetary Revenues	\$ 208,310,052	\$ 216,450,442	\$ 275,971,300	\$ 130,094,424	\$ (145,876,876)	47.1%
<u>Non-Budgetary Fund Revenues</u>						
Internal Service Funds						
810* Equipment	\$ 8,894,565	\$ 8,399,000	\$ 8,399,000	\$ 6,472,844	\$ (1,926,156)	77.1%
8200 Risk Management	1,738,939	1,684,100	1,684,100	1,700,016	15,916	100.9%
830* Information Technology	3,041,851	3,213,500	3,213,500	2,660,869	(552,631)	82.8%
8400 Central Services	190,913	179,700	179,700	167,806	(11,894)	93.4%
8500 Health Insurance Reserves	14,236,883	14,244,200	14,244,200	10,636,670	(3,607,530)	74.7%
8600 Dental Insurance Reserves	464,328	461,000	461,000	344,693	(116,307)	74.8%
Total Non-Budgetary Revenues	\$ 28,567,479	\$ 28,181,500	\$ 28,181,500	\$ 21,982,899	\$ (6,198,601)	78.0%
Total Revenues - All Funds	\$ 236,877,531	\$ 244,631,942	\$ 304,152,800	\$ 152,077,323	\$ (152,075,477)	50.0%

City of Iowa City
Revenues by Type
Fiscal Year 2026 through March 31, 2026

	2025 Actual	2026 Budget	2026 Revised	2026 Actual	Variance	Percent
<u>Budgetary Fund Revenues</u>						
Property Taxes	\$ 68,440,099	\$ 70,579,100	\$ 70,609,000	\$ 41,123,951	\$ (29,485,049)	58.2%
Other City Taxes:						
TIF Revenues	4,567,602	4,166,800	4,176,700	2,243,817	(1,932,883)	53.7%
Gas/Electric Excise Taxes	735,200	666,800	666,800	368,105	(298,695)	55.2%
Mobile Home Taxes	50,474	52,800	52,800	35,079	(17,721)	66.4%
Hotel/Motel Taxes	2,070,387	2,043,100	2,043,100	1,638,176	(404,924)	80.2%
Utility Franchise Tax	1,002,625	1,972,000	1,972,000	547,979	(1,424,021)	27.8%
Subtotal	8,426,289	8,901,500	8,911,400	4,833,158	(4,078,242)	54.2%
Licenses, Permits, & Fees:						
General Use Permits	111,278	95,800	95,800	84,919	(10,881)	88.6%
Food & Liquor Licenses	117,173	126,900	126,900	87,853	(39,047)	69.2%
Professional License	2,045	2,300	2,300	1,565	(735)	68.0%
Franchise Fees	392,518	470,000	470,000	179,474	(290,526)	38.2%
Construction Permits & Insp Fees	1,760,954	1,902,400	1,902,400	1,355,813	(546,587)	71.3%
Misc Lic & Permits	58,308	55,400	55,400	36,451	(18,949)	65.8%
Subtotal	2,442,277	2,652,800	2,652,800	1,746,075	(906,725)	65.8%
Intergovernmental:						
Fed Intergovernmental Revenue	22,996,522	38,582,342	60,986,688	13,328,045	(47,658,643)	21.9%
Property Tax Credits	1,372,723	985,500	1,005,000	517,713	(487,287)	51.5%
Road Use Tax	10,593,049	10,800,000	10,800,000	6,815,288	(3,984,712)	63.1%
State 28E Agreements	2,566,419	2,566,400	2,566,400	2,738,420	172,020	106.7%
Operating Grants	65,627	65,000	65,000	60,924	(4,076)	93.7%
Other State Grants	966,311	709,200	2,426,265	750,196	(1,676,069)	30.9%
Local 28E Agreements	1,501,554	1,511,500	1,519,047	1,308,643	(210,404)	86.1%
Subtotal	40,062,205	55,219,942	79,368,400	25,519,230	(53,849,170)	32.2%
Charges For Fees And Services:						
Building & Development	357,107	495,900	570,900	311,444	(259,456)	54.6%
Police Services	109,770	85,000	85,000	111,069	26,069	130.7%
Animal Care Services	12,619	10,200	10,200	7,947	(2,253)	77.9%
Fire Services	9,120	10,000	10,000	8,460	(1,540)	84.6%
Transit Fees	19	-	-	-	-	#DIV/0!
Culture & Recreation	618,806	655,600	655,600	430,012	(225,588)	65.6%
Misc Charges For Services	67,198	86,500	61,500	47,335	(14,165)	77.0%
Water Charges	11,168,454	11,653,200	11,653,200	7,935,644	(3,717,556)	68.1%
Wastewater Charges	13,174,926	13,515,000	13,515,000	9,132,613	(4,382,387)	67.6%
Refuse Charges	5,715,882	5,895,000	5,895,000	3,976,019	(1,918,981)	67.4%
Landfill Charges	7,042,639	7,599,300	7,599,300	4,973,895	(2,625,405)	65.5%
Storm Water Charges	1,921,511	1,890,200	1,890,200	1,302,364	(587,836)	68.9%
Parking Charges	7,529,201	7,329,500	7,329,500	5,680,746	(1,648,754)	77.5%
Subtotal	47,727,253	49,225,400	49,275,400	33,917,548	(15,357,852)	68.8%
Miscellaneous:						
Code Enforcement	210,265	157,300	157,300	145,831	(11,469)	92.7%
Parking Fines	1,064,182	950,000	950,000	828,161	(121,839)	87.2%
Library Fines & Fees	473	800	800	227	(573)	28.3%
Contributions & Donations	641,893	1,463,900	1,977,100	744,089	(1,233,011)	37.6%
Printed Materials	23,602	20,700	20,700	18,806	(1,894)	90.9%
Animal Adoption	59,240	61,500	61,500	36,745	(24,755)	59.7%
Misc Merchandise	16,988	14,000	14,000	38,059	24,059	271.9%
Intra-City Charges	6,704,573	8,522,600	8,522,600	6,160,127	(2,362,473)	72.3%
Other Misc Revenue	1,964,624	801,800	864,800	1,815,251	950,451	209.9%
Special Assessments	217	800	800	8	(792)	1.0%
Subtotal	\$ 10,686,057	\$ 11,993,400	\$ 12,569,600	\$ 9,787,304	\$ (2,782,296)	77.9%

City of Iowa City
Revenues by Type
Fiscal Year 2026 through March 31, 2026

	2025 Actual	2026 Budget	2026 Revised	2026 Actual	Variance	Percent
Use Of Money And Property:						
Interest Revenues	\$ 10,284,688	\$ 1,658,900	\$ 1,638,900	\$ 6,762,239	\$ 5,123,339	412.6%
Rents	1,619,394	1,592,400	1,611,000	1,338,057	(272,943)	83.1%
Royalties & Commissions	131,764	119,000	119,000	102,000	(17,000)	85.7%
Subtotal	12,035,846	3,370,300	3,368,900	8,202,295	4,833,395	243.5%
Other Financial Sources:						
Debt Sales	17,356,328	13,830,000	47,637,800	3,629,086	(44,008,714)	7.6%
Sale Of Assets	185,019	427,700	1,327,700	1,068,006	(259,694)	80.4%
Loans	948,681	250,300	250,300	267,772	17,472	107.0%
Subtotal	18,490,027	14,508,000	49,215,800	4,964,864	(44,250,936)	10.1%
Total Budgetary Revenues	\$ 208,310,052	\$ 216,450,442	\$ 275,971,300	\$ 130,094,424	(145,876,876)	47.1%
<u>Non-Budgetary Fund Revenues</u>						
Internal Service Funds	\$ 28,567,479	\$ 28,181,500	\$ 28,181,500	\$ 21,982,899	\$ (6,198,601)	78.0%
Total Non-Budgetary Revenues	\$ 28,567,479	\$ 28,181,500	\$ 28,181,500	\$ 21,982,899	\$ (6,198,601)	78.0%
Total Revenues - All Funds	\$ 236,877,531	\$ 244,631,942	\$ 304,152,800	\$ 152,077,322	\$ (152,075,478)	50.0%

City of Iowa City
Expenditures by Fund
Fiscal Year 2026 through March 31, 2026

	2025 Actual	2026 Budget	2026 Revised	2026 Actual	Variance	Percent
<u>Budgetary Fund Expenditures</u>						
General Fund						
10** General Fund	\$ 70,540,976	\$ 73,579,100	\$ 79,144,500	\$ 51,030,578	\$ 28,113,922	64.5%
Special Revenue Funds						
2100 Community Dev Block Grant	1,064,935	742,600	892,400	389,448	502,952	43.6%
2110 HOME	1,115,249	484,300	2,018,500	316,886	1,701,614	15.7%
2200 Road Use Tax Fund	7,631,212	8,155,800	8,395,800	5,881,833	2,513,967	70.1%
2300 Other Shared Revenue	3,656,785	575,100	1,603,100	521,800	1,081,300	32.5%
2350 Metro Planning Org of Johnson Co.	948,702	872,600	1,247,600	812,029	435,571	65.1%
2400 Employee Benefits	1,186,276	1,716,900	1,716,900	898,198	818,702	52.3%
2450 Emergency Levy Fund	6,145	175,000	350,000	209,713	140,287	59.9%
2500 Affordable Housing Fund	744,302	1,000,000	8,703,160	1,190,444	7,512,717	13.7%
2510 Iowa City Property Management	176,288	417,850	1,794,850	1,387,317	407,533	77.3%
26** Tax Increment Financing	2,926,297	2,702,600	2,852,600	78,926	2,773,674	2.8%
2820 SSMID-Downtown District	704,220	668,200	717,600	382,869	334,731	53.4%
Debt Service Fund						
5*** Debt Service	13,844,703	14,390,900	14,499,200	1,281,101	13,218,099	8.8%
Enterprise Funds						
710* Parking	4,974,475	5,320,800	5,343,100	3,602,085	1,741,015	67.4%
715* Mass Transit	9,537,050	10,144,700	10,773,075	7,223,371	3,549,704	67.1%
720* Wastewater	8,762,568	13,718,400	10,783,000	7,315,580	3,467,420	67.8%
730* Water	10,383,888	10,864,300	11,751,400	8,631,789	3,119,611	73.5%
7400 Refuse Collection	4,529,929	4,827,500	4,857,500	3,378,672	1,478,828	69.6%
750* Landfill	6,149,538	6,650,400	6,742,300	4,448,151	2,294,149	66.0%
7600 Airport	434,703	426,100	426,100	324,973	101,127	76.3%
7700 Storm Water	630,481	902,900	902,900	511,630	391,270	56.7%
79** Housing Authority	13,737,629	13,828,129	14,832,029	12,247,775	2,584,254	82.6%
Capital Project Funds						
Governmental Projects	19,991,302	37,577,800	94,336,300	21,685,299	72,651,001	23.0%
Enterprise Projects	15,038,181	28,262,545	112,885,500	8,144,883	104,740,617	7.2%
Total Budgetary Expenditures	\$198,715,833	\$ 238,004,524	\$397,569,414	\$ 141,895,351	\$ 255,674,063	35.7%
<u>Non-Budgetary Funds Expenditures</u>						
Internal Service Funds						
810* Equipment	\$ 6,690,234	\$ 7,963,900	\$ 10,137,300	\$ 4,452,381	\$ 5,684,919	43.9%
8200 Risk Management	1,293,605	1,834,400	1,834,400	1,357,043	477,357	74.0%
830* Information Technology	3,309,713	3,387,700	4,162,200	2,756,668	1,405,532	66.2%
8400 Central Services	187,465	199,300	199,300	115,546	83,754	58.0%
8500 Health Insurance Reserves	10,540,653	12,746,000	12,746,000	8,768,817	3,977,183	68.8%
8600 Dental Insurance Reserves	393,199	410,200	410,200	293,201	116,999	71.5%
Total Non-Budgetary Expenditures	\$ 22,414,870	\$ 26,541,500	\$ 29,489,400	\$ 17,743,656	\$ 11,745,744	60.2%
Total Expenditures - All Funds	\$221,130,703	\$ 264,546,024	\$427,058,814	\$ 159,639,007	\$ 267,419,807	37.4%

City of Iowa City
Expenditures by Fund by Department
Fiscal Year 2026 through March 31, 2026

	2025 Actual	2026 Budget	2026 Revised	2026 Actual	Variance	Percent
<u>Budgetary Funds Expenditures</u>						
General Fund						
10** General Fund						
City Council	\$ 175,366	\$ 198,400	\$ 198,400	\$ 130,461	\$ 67,939	65.8%
City Clerk	621,958	756,000	756,000	447,923	308,077	59.2%
City Attorney	952,325	1,065,100	1,130,100	757,668	372,432	67.0%
City Manager	5,466,838	6,240,600	7,347,000	4,113,545	3,233,455	56.0%
Finance	4,609,768	5,950,700	5,956,700	4,021,324	1,935,376	67.5%
Police	16,822,470	18,688,500	18,324,200	12,419,188	5,905,012	67.8%
Fire	10,356,837	11,004,200	11,143,400	7,484,480	3,658,920	67.2%
Parks & Recreation	10,096,316	10,788,400	10,839,300	7,056,993	3,782,307	65.1%
Library	7,796,295	8,242,200	8,288,200	5,544,675	2,743,525	66.9%
Senior Center	1,124,167	1,197,800	1,203,800	805,052	398,748	66.9%
Neighborhood & Development Services	8,755,045	5,078,700	9,505,700	5,484,909	4,020,792	57.7%
Public Works	3,340,960	3,926,400	4,009,600	2,453,432	1,556,168	61.2%
Transportation & Resource Management	422,630	442,100	442,100	310,928	131,172	70.3%
Total General Fund	70,540,976	73,579,100	79,144,500	51,030,578	28,113,922	64.5%
Special Revenue Funds						
2100 Community Dev Block Grant						
Neighborhood & Development Services	1,064,935	742,600	892,400	389,448	502,952	43.6%
2110 HOME						
Neighborhood & Development Services	1,115,249	484,300	2,018,500	316,886	1,701,614	15.7%
2200 Road Use Tax Fund						
Public Works	7,631,212	8,155,800	8,395,800	5,881,833	2,513,967	70.1%
2300 Other Shared Revenue						
Neighborhood & Development Services	3,656,785	575,100	1,603,100	521,800	1,081,300	32.5%
2350 Metro Planning Org of Johnson Co						
Neighborhood & Development Services	948,702	872,600	1,247,600	812,029	435,571	65.1%
2400 Employee Benefits						
Finance	1,186,276	1,716,900	1,716,900	898,198	818,702	52.3%
2450 Emergency Levy Fund						
City Manager	6,145	175,000	350,000	209,713	140,287	59.9%
2500 Affordable Housing Fund						
Neighborhood & Development Services	744,302	1,000,000	8,703,160	1,190,444	7,512,717	13.7%
2510 Iowa City Property Management						
Neighborhood & Development Services	176,288	417,850	1,794,850	1,387,317	407,533	77.3%
26** Tax Increment Financing						
Finance	2,926,297	2,702,600	2,852,600	78,926	2,773,674	2.8%
2820 SSMID-Downtown District						
Finance	704,220	668,200	717,600	382,869	334,731	53.4%
Total Special Revenue Funds	20,160,410	17,510,950	30,292,510	12,069,463	18,223,047	39.8%
Debt Service Fund						
5*** Debt Service						
Finance	13,844,703	14,390,900	14,499,200	1,281,101	13,218,099	8.8%
Total Debt Service Fund	13,844,703	14,390,900	14,499,200	1,281,101	13,218,099	8.8%

City of Iowa City
Expenditures by Fund by Department
Fiscal Year 2026 through March 31, 2026

	2025 Actual	2026 Budget	2026 Revised	2026 Actual	Variance	Percent
Enterprise Funds						
710* Parking						
Transportation & Resource Management	\$ 4,974,475	\$ 5,320,800	\$ 5,343,100	\$ 3,602,085	\$ 1,741,015	67.4%
715* Mass Transit						
Transportation & Resource Management	9,537,050	10,144,700	10,773,075	7,223,371	3,549,704	67.1%
720* Wastewater						
Public Works	8,762,568	13,718,400	10,783,000	7,315,580	3,467,420	67.8%
730* Water						
Public Works	10,383,888	10,864,300	11,751,400	8,631,789	3,119,611	73.5%
7400 Refuse Collection						
Transportation & Resource Management	4,529,929	4,827,500	4,857,500	3,378,672	1,478,828	69.6%
750* Landfill						
Transportation & Resource Management	6,149,538	6,650,400	6,742,300	4,448,151	2,294,149	66.0%
7600 Airport						
Airport Operations	434,703	426,100	426,100	324,973	101,127	76.3%
7700 Storm Water						
Public Works	630,481	902,900	902,900	511,630	391,270	56.7%
79** Housing Authority						
Neighborhood & Development Services	13,737,629	13,828,129	14,832,029	12,247,775	2,584,254	82.6%
Total Enterprise Funds	59,140,261	66,683,229	66,411,404	47,684,028	18,727,376	71.8%
Capital Project Funds						
Governmental Projects	19,991,302	37,577,800	94,336,300	21,685,299	72,651,001	23.0%
Enterprise Projects	15,038,181	28,262,545	112,885,500	8,144,883	104,740,617	7.2%
Total Capital Project Funds	35,029,483	65,840,345	207,221,800	29,830,181	177,391,619	14.4%
Total Budgetary Expenditures	\$198,715,833	\$238,004,524	\$397,569,414	\$141,895,351	\$255,674,063	35.7%
<u>Non-Budgetary Funds Expenditures</u>						
Internal Service Funds						
810* Equipment						
Public Works	\$ 6,690,234	\$ 7,963,900	\$ 10,137,300	\$ 4,452,381	\$ 5,684,919	43.9%
8200 Risk Management						
Finance	1,293,605	1,834,400	1,834,400	1,357,043	477,357	74.0%
830* Information Technology						
Finance	3,309,713	3,387,700	4,162,200	2,756,668	1,405,532	66.2%
8400 Central Services						
Finance	187,465	199,300	199,300	115,546	83,754	58.0%
8500 Health Insurance Reserves						
Finance	10,540,653	12,746,000	12,746,000	8,768,817	3,977,183	68.8%
8600 Dental Insurance Reserves						
Finance	393,199	410,200	410,200	293,201	116,999	71.5%
Total Internal Service Funds	22,414,870	26,541,500	29,489,400	17,743,656	11,745,744	60.2%
Total Non-Budgetary Expenditures	\$ 22,414,870	\$ 26,541,500	\$ 29,489,400	\$ 17,743,656	\$ 11,745,744	60.2%
Total Expenditures - All Funds	\$221,130,703	\$264,546,024	\$427,058,814	\$159,639,007	\$267,419,807	37.4%

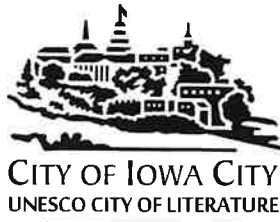


CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

Memo from Economic Development Coordinator - 21 S Linn Street Redevelopment - Status Update

Attachments: [Memo from Economic Development Coordinator - 21 S Linn Street Redevelopment - Status Update](#)



CITY OF IOWA CITY MEMORANDUM

Date: May 7, 2026
To: City Council
From: Rachel Kilburg Varley, Economic Development Coordinator
Re: 21 S Linn Street Redevelopment – Status Update

Background

In 2023, the City purchased the vacant lot at 21 S. Linn Street for approximately \$4.5 million using reserve funds. It was anticipated that, absent City intervention, the private market would deliver large-scale student housing on the site and put adjacent structures at risk of demolition. The property is one of the most visible corners in downtown Iowa City and its redevelopment will shape the character of the downtown area for decades to come. By acquiring the property, the City positioned itself to coordinate a public-private redevelopment partnership which not only preserved long-term tax revenue potential of the property, but advanced the following public benefit goals:

- A mixed-use building with active, engaging, and non-alcohol centric commercial uses on the ground floor and a flexible mix of uses above.
- For housing proposed, a mix of market-rate and affordable units that diversify the everyday users of the downtown. High-end housing targeting the student demographic was specifically excluded.
- Heightened construction standards, ideally demonstrating leadership in climate action. Wood frame or Type V building construction was specifically excluded.
- Contextual, high-quality architecture that responds to the surrounding Downtown Historic District and engages at the pedestrian level.
- Alignment with the City Council Strategic Plan, Downtown and Riverfront Crossings Master Plan, and Iowa City Downtown District Strategic Plan.

Following a comprehensive public input and Request for Proposals process throughout 2024-2025, at the May 6, 2025 Work Session, Grand Rail was endorsed as the developer to move forward on project negotiations related to the redevelopment of 21 S. Linn Street. At that time, the two other viable development proposals for the site had decided to consolidate into a single team and then subsequently withdraw from consideration.

Current Status

After nearly a year of dedicating time and resources towards refining their proposal into a final concept, last week the Grand Rail team determined and informed City staff they are unable to make their proposal pencil financially without significant departures from the City's project goals. Most notably, they stated a need to shift toward student-focused housing, wood-frame construction, and an elimination of the upper-story setbacks.

Such changes would have resulted in a building significantly different than the one the City Council endorsed and public input shaped. Since the City acquired the site specifically to produce a goals-oriented development that the private market would not on its own, staff and Grand Rail agreed to part ways. The City retains full ownership of the property.

Staff recognize this outcome may be disappointing, particularly given the visibility of the site, the time invested, and broader headwinds in the development market. However, the reason the City purchased the property has not changed: to shape a key downtown corner in the best interests of the community. 21 S. Linn Street remains a strong long-term asset and opportunity. Staff is confident that additional project partners with shared goals will be identified in time and that the resulting development will be cornerstone for the future of downtown Iowa City, as intended.

Next Steps

Staff will evaluate options for both short-term activation and a long-term path forward toward redevelopment of the site and return to City Council for a discussion in an upcoming Work Session.



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

April 2026 Building Statistics

Attachments: [April 2026 Building Statistics](#)

Iowa City Building Permits

Issue date between 4/1/2026 and 4/30/2026

Permit Type	Work Class	Permit Type	Permit #	Issue Date	Address	Description	Applicant	Value
Building (Commercial)	Accessory Structure		BLDC26-0034	4/2/2026	2601 HICKORY TRL	Build two retaining walls 5 ft high on both the northeast and east sides of the building.	Custom European Landscaping Harvey Ireland	\$70,000
		Building (Commercial) - Accessory Structure Total						\$70,000
	Addition	Addition	BLDC26-0040	4/23/2026	2510 N DODGE ST	Early Foundation package for future LOVB Tournament Addition (former Pearson's site).	Shive-Hattery Architecture-Engineering Mark Seabold	\$550,000
		Building (Commercial) - Addition Total						\$550,000
	Alteration	Alteration	BLDC26-0025	4/2/2026	80 STEPHEN ATKINS DR	Collector well no 1 structural & electrical upgrades; provide new vertical drain line & supports inside caisson, demolition, site work, process piping, electrical HVAC and plumbing work to the well (City of Iowa City Water Plant).	Tricon Construction Ron Richard	\$3,055,000
		Alteration	BLDC26-0038	4/7/2026	2 S DUBUQUE ST	Building Re-roof on 207 1/2 #2 & #4	Cedar Service Company Alex Holverson	\$47,876
		Alteration	BLDC26-0041	4/14/2026	2315 ROCHESTER AVE 107	Rreplace retaining wall on east side of building.	Martin & Marybeth Gaffey	\$2,000
		Alteration	BLDC26-0028	4/20/2026	1832 LOWER MUSCATINE RD	Remodel to sets of restrooms (Oral B).	Miron Construction Frank Hayes	\$1,007,758
		Alteration	BLDC26-0043	4/15/2026	2911 MELROSE AVE	Add/remove antenna & tower ancillary equipment for AT&T on existing tower. Specific scope of work: Swap antenna mount, Add 3 antennas, swap 6 antennas, swap 12 radios, remove 3 TMA (West High School).	Aimentum TOOTIE HUDGINS	\$15,000
		Alteration	BLDC26-0047	4/16/2026	2635 NORTHGATE DR	Removal and replacement of a shingled roof.	Shultz's Roof Renovations LLC Dan Shultz	\$43,000
		Alteration	BLDC26-0048	4/17/2026	18 S CLINTON ST	Adding stucco and paint to the old stucco. replacing the gutters and down spouts.	Shultz's Roof Renovations LLC Dan Shultz	\$48,230

Building (Commercial)	Alteration	Alteration	BLDC26-0057	4/28/2026	209 E WASHINGTON ST	Tuck Point the masonry on north side of the building (HPC26-0022).	Cutter Construction Mike Cutter	\$10,000
		Alteration	BLDC26-0046	4/29/2026	1045 6 E	Add new offices to existing interior space. Update warehouse layout including new shelving, new freezer/cooler, update existing reception & bagging area (Community Food Bank)	McComas-Lacina Construction Brandon Hove	\$75,000
		Building (Commercial) - Alteration Total						\$4,303,864
	Fence	Fence						\$0
		Building (Commercial) - Fence Total						\$0
	New	New	BLDC26-0013	4/2/2026	500 S DUBUQUE ST	Foundation permit for 5-story mixed use building.	Annie Seegmiller	\$2,000,000
			BLDC26-0018	4/14/2026	1645 N SCOTT BLVD	Construct a new out building on NW corner of Harvest Preserve.	PrairieLand Fine Carpentry & Construction Matthew B Klein	\$50,000
			BLDC26-0052	4/27/2026	1816 LOWER MUSCATINE RD	Foundation Permit Request for P&G Toretto Project at 1816 Lower Muscatine Rd. (Oral B site).	Weitz Tecnico, LLC Perry Hines	\$4,200,000
		Building (Commercial) - New Construction						\$6,250,000
	Repair	Repair	BLDC26-0029	4/6/2026	2127 MUSCATINE AVE	Replacing roof surfacing with same color asphalt shingles. Removing deteriorating, unused chimney. This permit is only for roof and chimney.	Hanging V, LLC Erik Mickalson	\$17,000
		Repair	BLDC26-0049	4/14/2026	1006 OAKCREST ST 101	Removal and replacement of broken concrete stoop/stairs/sidewalk/driveway on south side of building.	RR Consulting, LLC Ross Reed	\$50,000
		Repair	BLDC26-0044	4/20/2026	310 N 1ST AVE	Roof replacement (Hy-Vee Drug Store).	Horizon Roofing INC Quinn Hubanks	\$186,369
		Building (Commercial) - Repair						\$253,369
	Tenant Build-Out	Tenant Build-Out	BLDC26-0030	4/8/2026	2485 NAPLES AVE	Construct two partition walls to enclose the corner of the existing building space to create an office. Walls will be 18' and 3'.	Prosper Real Estate Investments Brian Richard Shafer	\$800
		Building (Commercial) - Tennant Build-Out Total						\$800

Building (Commercial) Total								\$11,428,033
Building (Residential)	Accessory Building	Accessory Building	BLDR26-0102	4/16/2026	220 CHURCH ST	Detached carport off alley, located on north side of house.	Matthew Roffman	\$7,000
		Accessory Building	BLDR26-0016	4/16/2026	417 GATHERING PLACE LN	Build new retaining wall on south side of property.	Shoemaker & Haaland Michael Welch	\$527,000
		Accessory Building	BLDR25-0461	4/24/2026	713 ALLISON WAY	Installation of 16'x40'x7' in ground fiberglass swimming pool w/ Automatic Safety Cover & new fence as barrier on west side of property. New retaining wall will be built by others with engineered plans.	McIntosh Pools James McIntosh	\$255,000
		Accessory Building	BLDR26-0101	4/30/2026	620 NORTHWOOD DR	Add new detached carport on west side of property.	Heartland River, Inc. Ron S Brozene	\$28,000
		Building (Residential) - Accessory Building Total						\$817,000
	Accessory Dwelling Unit (ADU)	Accessory Dwelling Unit (ADU)						\$0
		Building (Residential) - Accessory Dwelling Unit (ADU) Total						\$0
	Addition	Addition	BLDR26-0095	4/8/2026	333 FERSON AVE	Screened porch addition on west side of house.	Martin Construction Peter Correll	\$42,310
		Addition	BLDR26-0084	4/17/2026	1125 HOTZ AVE	Add 3-seasons room with landing and stairs to south side of house.	Skogman Remodeling Stacey Meyer	\$25,784
		Addition	BLDR26-0098	4/16/2026	3618 FOXANA DR	Expand existing deck 8' to the north side.	T&T Home Improvement Tanner Heitz	\$38,623
		Addition	BLDR26-0112	4/22/2026	524 W PARK RD	Addition of a two car garage and additional living space to the existing home on the west side of the property.	Modern Roots Design Build John Norman Martinek	\$838,507
		Addition	BLDR26-0125	4/22/2026	1002 MARCY ST	Project to convert existing screened porch, on east side of house, to air conditioned interior space. Whole house interior remodel also includes remodeling two existing bathrooms.	Martin Construction Peter Correll	\$444,100

Building (Residential)	Addition	Building (Residential) - Addition Total						\$1,389,324
		Alteration/ Remodel	BLDR26-0074	4/1/2026	626 WHITING AVE	Remodel Bathroom	Chris Railsback	\$35,000
		Alteration/ Remodel	BLDR26-0081	4/6/2026	1573 VESTI LN	Finish the basement. Work includes drywall, framing, a half bathroom, and closets. All plumbing and electrical exists.	Saba Khamees	\$5,000
		Alteration/ Remodel	BLDR26-0085	4/1/2026	45 ACORN CT	Bathroom remodel.	Ackerman Plumbing Nathan Klostermann	\$72,000
		Alteration/ Remodel	BLDR26-0089	4/2/2026	290 HUMMINGBIRD LN	Bathroom remodel, Replace existing shower & enlarge footprint by removing existing tub.	Sueppel's Building and Remodeling GT Karr	\$27,600
		Alteration/ Remodel	BLDR26-0090	4/3/2026	444 WOODRIDGE AVE	Replace deck on east side of house & update the floor and screens on screened in porch.	Lovewell Fence and Deck Ryan Novak	\$65,025
		Alteration/ Remodel	BLDR26-0094	4/7/2026	1165 OAKES DR	Remodel kitchen, gas stove will move to new location, all other plumbing remains the same. Remodel upstairs bathroom, replace tub and plumbing fixtures. Same location.	Sueppel's Building and Remodeling GT Karr	\$149,963
		Alteration/ Remodel	BLDR26-0104	4/13/2026	2002 MUSCATINE AVE	Enlarge Garage door entry from 8'x8' to 9'x9', located on west side of house.	Warren Ness	\$10,000
		Alteration/ Remodel	BLDR26-0114	4/14/2026	1422 ASH ST	Deck/ramp remodel on west side of dwelling. Shorten deck, add 6 footings, install new decking on the ramp & deck, & install new railing.	Hearth and Home Solutions Jason Shire	\$16,000
		Alteration/ Remodel	BLDR26-0115	4/14/2026	1064 TAMARACK TRL	Remove existing deck boards & railing of screen porch and replace them with PVC deck boards and aluminum railing system. Remove uncovered deck & staircase framing and replace it with PVC deck boards & aluminum railing. Deck is located on the east side of the house.	Diamond Ridge Construction Ryan Gorman	\$40,000
		Alteration/ Remodel	BLDR26-0109	4/20/2026	1280 WILDCAT LN	Replace decking and railing on east side of house.	O'Donnell Decking Mike O'Donnell	\$34,000
		Alteration/ Remodel	BLDR26-0099	4/15/2026	1480 TOFTING CIR	Conversion of 120 sq. ft. 2nd-level screened porch into living space and construction of a new 120 sq. ft. code-compliant bedroom directly below on north side of house.	Nativida Maldonado	\$40,000

Building (Residential)	Alteration/Remodel	Alteration/ Remodel	BLDR26-0118	4/17/2026	312 SAMOA CT	Remove and rebuild/extend existing deck on west side of dwelling.	Westwinds Homeowners Association Bradley Mecham	\$5,700	
		Alteration/ Remodel	BLDR26-0126	4/23/2026	1655 N DODGE ST	Convert existing porch located on east side of house into a sunroom. No plumbing or HVAC work will be done.	Sueppel's Building and Remodeling GT Karr	\$53,000	
		Alteration/ Remodel	BLDR26-0071	4/27/2026	317 FAIRVIEW AVE	Remove existing deck on west side of house and replace with new pressure-treated wood deck. Work includes new concrete piers, 6x6 posts, built-up beam, joists, ledger attachment with flashing and lateral load connectors, and 42-inch-high guardrail system.	Slaymaker Landscaping Andrew Slaymaker	\$13,000	
		Alteration/ Remodel	BLDR26-0075	4/28/2026	1763 LOUIS PL	Remove existing screens from 3-seasons porch. install new metal framed screens and install deck railing. no current railing exists.	Ugly Duck Adventures Kris Perreault	\$10,000	
		Alteration/ Remodel	BLDR26-0130	4/27/2026	1274 DEERFIELD DR	Remove and replace deck located on east side of house.	T&T Home Improvement Tanner Heitz	\$23,908	
		Alteration/ Remodel	BLDR26-0132	4/29/2026	1623 WILSON ST	Demo existing bathroom on 2 nd floor and convert into a closet. Construct a new bathroom above the existing main floor bathroom and add a mini split to the upstairs.	Sueppel's Building and Remodeling GT Karr	\$61,447	
		Alteration/ Remodel	BLDR26-0103	4/23/2026	205 TAFT SPEEDWAY	Existing deck for front entry was deemed "unsafe". It has since been removed, and I plan to build a new deck there. Also, adding a small deck with steps coming out of sliding patio door on east side of house.	Five star construction LLC Travis Dimmer	\$5,000	
		Alteration/ Remodel	BLDR26-0100	4/23/2026	1941 LAKESIDE DR	Replace deck & footings on south side of house. Full replacement.	Heartland Roofing, Siding, and Solar Adam Olson	\$11,000	
		Alteration/ Remodel	BLDR26-0116	4/21/2026	1651 HEMINGWAY LN	Rebuild exterior deck and stairs leading to front door on west side of house.	Alden Wyland	\$2,500	
		Alteration/ Remodel	BLDR26-0136	4/30/2026	608 LARCH LN	Convert existing screened porch on east side of house into sunroom.	Rob Phipps building Robert Randall Phipps	\$50,000	
		Building (Residential) - Alteration/Remodel Total							\$730,143
		Foundation						\$0	
		Building (Residential) - Foundation Total							\$0

Building (Residential)	New	New	BLDR26-0105	4/20/2026	262 CHADWICK LN	New SFD, 5 bedrooms w/ 2-car garage.	SHG Builders Jason Dumont	\$599,000
		New	BLDR26-0131	4/29/2026	4164 BUCKINGHAM LN	New SFD, 5-bedrooms w/ 3-car garage.	Bedrock Builders LLC Alex Carrillo	\$1,200,000
		Building (Residential) - New Total						
	Repair	Repair	BLDR26-0087	4/1/2026	450 ROCKY SHORE DR	Removal of deteriorated flat roof and replacement with rafter roof connected to existing rafter roof.	Adrian Holmes	\$18,550
		Repair	BLDR26-0108	4/14/2026	25 N VAN BUREN ST	North basement wall replacement and roof repair.	CLAD Architecture Chucho Loria	\$55,000
		Repair	BLDR26-0110	4/17/2026	1039 E COLLEGE ST	Roof replacement (HPC26-0020)	Mended Rose Construction Miranda Kingery	\$50,192
		Repair	BLDR26-0111	4/20/2026	627 ST THOMAS CT	Re-frame garage walls and door headers after car ran into it.	Skogman Remodeling Stacey Meyer	\$4,420
		Repair	BLDR26-0117	4/16/2026	922 CHURCH ST	Demo existing deck on south side of house and replace with new deck and footings, same footprint.	Derek Davis	\$12,000
		Repair	BLDR24-0252	4/22/2026	520 BROWN ST	Re-shingle roof (HPC24-0052).	Heartkand Roofing & Siding	\$14,700
		Repair	BLDR26-0044	4/22/2026	1221 KEOKUK ST	Replace shingles and sheathing	Andino Construction LLC Alex Andino	\$14,810
		Building (Residential) - Repair Total						
Building (Residential) Total							\$4,905,139	
Grand Total							\$16,333,172	
Total Permits Issued							57	

City of Iowa City
2026 Building Statistics

[illegible]



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

Civil Service Entrance Examination - Civil Engineer

Attachments: [Civil Service Entrance Examination - Civil Engineer](#)



CITY OF IOWA CITY

410 East Washington Street
Iowa City, Iowa 52240-1826
(319) 356-5000
(319) 356-5009 FAX
www.icgov.org

April 29, 2026

TO: The Honorable Mayor and the City Council

RE: Civil Service Entrance Examination – Civil Engineer

Under the authority of the Civil Service Commission of Iowa City, Iowa, I do hereby certify the following named person(s) as eligible for the position of Civil Engineer.

Walker Wodarz

Iowa City Civil Service Commission



Rick Wyss, Chair



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

Civil Service Entrance Examination - Customer Service Representative - Revenue

Attachments: [Civil Service Entrance Examination - Customer Service Representative - Revenue](#)



CITY OF IOWA CITY

410 East Washington Street
Iowa City, Iowa 52240-1826
(319) 356-5000
(319) 356-5009 FAX
www.icgov.org

May 5, 2026

TO: The Honorable Mayor and the City Council

RE: Civil Service Entrance Examination – Customer Service Representative – Revenue

Under the authority of the Civil Service Commission of Iowa City, Iowa, I do hereby certify the following named person(s) as eligible for the position of Customer Service Representative – Revenue.

Jillian Exline

Iowa City Civil Service Commission



Melissa Jensen



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

Civil Service Entrance Examination - Parking Enforcement Attendant

Attachments: [Civil Service Entrance Examination - Parking Enforcement Attendant](#)



CITY OF IOWA CITY

410 East Washington Street
Iowa City, Iowa 52240-1826
(319) 356-5000
(319) 356-5009 FAX
www.icgov.org

April 29, 2026

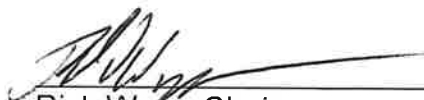
TO: The Honorable Mayor and the City Council

RE: Civil Service Entrance Examination – Parking Enforcement Attendant

Under the authority of the Civil Service Commission of Iowa City, Iowa, I do hereby certify the following named person(s) as eligible for the position of Parking Enforcement Attendant.

William Gleason

Iowa City Civil Service Commission



Rick Wyss, Chair



CITY OF IOWA CITY COUNCIL ACTION REPORT

May 7, 2026

Airport Commission: April 9

Attachments: [Airport Commission: April 9](#)

**MINUTES
IOWA CITY AIRPORT COMMISSION
April 9, 2026 – 6:00 P.M.
AIRPORT TERMINAL BUILDING**

DRAFT

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

Members Absent:

Staff Present: Michael Tharp, Jennifer Schwickerath

Others Present: Adam Thompson (via zoom), Matt Wolford, Toby Myers, Danny Stafford, Doug Yumi, Kevin Kiene, Wayne Neuzil, Richard Kunc, Lance Meyer, Kyle Fitzpatrick, Diane Baker, Steve Beker, Dan Wilson, Jim Dane, Cindy Smith, Bill Smith, Judy Nyren, Kaitlyn O'Neal, Rachel Tatum, Jessie Henry, Sue Dane, Arden Svoboda Jr. Russell Hanson, Tom Schuppert, Tom Colter, Rick Hoffman, John Greenwood, Jeff Alberhasky, Keith Williams, Thomas Freestone, David Glasgow, Kathy Trout, Sawyer Van Dee, Michelle Howard, Steve Miller, Andy Miller, Carol Strabala, Mike Strabala, Phil Hemingway, Howard Horan, Jeff McDonald

RECOMMENDATIONS TO COUNCIL:

None

DETERMINE QUORUM

A quorum was determined at 6:00 pm and Story called the meeting to order.

APPROVAL OF MINUTES

Bishop moved to approve the minutes of March 12, 2026, seconded by Pfohl. Motion carried 5-0

PUBLIC COMMENT - ITEMS NOT ON AGENDA – none

ITEMS FOR DISCUSSION / ACTION

- a. USAF Display Jet – Story stated that he was going to start with a brief history summary and then let any Commission members comment if they wished and he would then open it up for comments from members of the public. Story gave a summary of the history of the jet. Story noted that the jet had had 2 dedicated ceremonies and had been a topic of relocation a couple of times over the years. Story noted that the Airport Commission did a study to redesign the terminal building and as part of that study they looked at the entry road and front area for improvement. Story stated that the current reason the jet was being discussed is because last August the Clinton Airport had reached out to the Iowa City Airport and said they were interested in hosting the jet if the Commission was looking to relocate it. Story noted after that Tharp reached out to the VFW, American Legion and

University ROTC detachments. Story stated that the American Legion responded they were not in a position to assist, the VFW responded with follow up questions and a statement saying they were opposed to a relocation, and the ROTC units did not return a message. Story stated that Tharp had offered to meet with members of the VFW but there was no other response. Story stated the in February the Commission discussed the offer again and didn't want to leave Clinton hanging so they asked Tharp to reach out again to let groups know they would be discussing it with at the March meeting with a goal of making a decision at the April meeting. Story stated the VFW members attended the March meeting and were able discuss with the Commission where they expressed the same statement that they were opposed to the relocation and were willing to be a partner in a solution to keep the jet in Iowa City. Story stated their interest was in getting comments from the community and asked for any comments from the Commission members. Bishop stated that he believe it was not the intent of the Commission to be anti-veteran or to impune the importance of the memorial. The Commission is concerned that the jet is deteriorating and that the airport did not have a budget or personnel to maintain the jet. Bishop stated that he hoped the veterans would be involved in the memorial whether it was the jet or to design something else. Lawrence stated that as a Commission they have a fiduciary duty to the airport and making sure they can serve the flying public. Lawrence noted that he has concerns about the price of fuel and that a sizeable portion of the airport's budget comes from fuel sales. Lawrence stated that he was looking at it through a financial lens and noted the budget has been tight for decades. Lawrence stated that if they wanted to keep it then something needed to change or else they're going to back in the same position in another 10 years. Story stated that there are agenda packets for the meetings that are public and they contain information including past minutes and hand outs and the airport's budget. Pfohl noted that besides the agenda packet you can also view the meeting recordings. Andy Miller spoke to the Commission stating that he was asking the Commission to delay the vote on Clinton's offer for 4 months so that he and others could come up with a plan to maintain the jet. Miller stated that he was willing to head up whatever was needed to keep the jet. Another speaker stated that he had been involved with the restoration of the M55 project at the American Legion and it was completed on a completely voluntary basis and sponsored by VFW 3949. He stated that jet was going to be the next project be he had a health incident and it didn't happen. Jeff McDonald spoke to the Commission saying he had spoken to some organizations and that he had \$3000 committed to help restore the jet. Bob Dane spoke to the Commission and asked the Commission to confirm that they wanted to have a Veterans Memorial on the field and then to challenge the community to raise funds to sustain the memorial. Howard Horan spoke and stated that he was part to the Commission that originally hired Tharp and stated he felt Tharp was doing an good job. Horan asked members to tell them more about the plans for the frontage road and then they could help plan around those future plans while maintaining the jet. Members of the public continued to speak to the Commission to encourage them to keep the jet. Commission members responded to questions that were asked. Story stated that the Commission was looking for an agreement with an entity and creating a letter or agreement so that there was a continuous group with responsibility for managing the jet. Story stated that the letter should spell out the responsibilities of both the Airport Commission and the community. Story noted that they had a desire to ensure the jet was maintained by

professionals to limit liability issues. Story stated he was comfortable giving 90 days to work with the VFW or another group to come up with the plan for the restoration and future maintenance. Members continued to discuss the options and by consensus decided to continue working with the veterans community to set up a sustainable program for keeping the jet.

b. Airport Construction Projects:

i. FAA grant projects –

1. Runway 12/30 Displaced Threshold – Tharp stated that they got some good news and stated that they got a ship date for the new REILs and they would be shipped in June.
2. Runway 7/25 & 12/30 Pavement Maintenance – Tharp stated that on the agenda was a resolution to authorize the Chairperson to accept the FAA grant. Tharp stated that they did get the grant offer today and he and Jennifer were reviewing the language and there were a couple of issues with the document that needed to be corrected. Tharp stated that once the acceptance section issues were taken care of

- a. Consider a resolution authorizing Chairperson to accept FAA Grant offer – **Lawrence moved resolution #A26-05, seconded by Orozco. Motion carried 5-0.**

ii. Iowa DOT grant projects

1. Wildlife Mitigation Study – Tharp stated the study was still going on. Lawrence asked when that was going to be completed and Tharp responded.

c. Airport “Operations

- i. Budget – Tharp stated that Lawrence has referenced the budget in the discussion with the jet. He stated that so far their activity levels haven’t changed and fuel flowage was stable. Tharp stated that with the increase in flowage fees that average year of income was \$75,000. Tharp stated that he is starting to struggle with getting folks to rent hangars in Building A. Tharp stated that he had 3 hangars open in the building. Lawrence asked if Tharp had a sense of why people were turning down the hangars. Tharp stated that the couple of recent folks that looked at them were specifically turning them down for the doors and the physical effort to manage the doors. Tharp stated he hadn’t gotten the sense that pricing was an issue but that they were \$176 per month and you can find hangars in the area for less. Tharp noted that one the options that he and Lawrence had discussed was moving some of the hangar into A to make the more attractive hangars with electric doors available. Lawrence asked about what Tharp recommended the Commission start thinking about and Tharp responded that they did look at swapping the doors with electric models. Tharp stated that the last time they bid a door project the doors came back at \$50,000 per door which meant \$500,000 to do the whole building. Members discussed possible options for using the hangars. Pfohl asked about other possible storage uses of the hangars and Tharp noted that because they are federally obligated, they have grant assurances that say hangars should be used to house aircraft. Tharp stated the Council was expected to approve the City budget on the 21st and noted that as part of that budget they had \$50,000 for carpet and chairs in the terminal building that he was preparing to utilize for

some upkeep. Tharp stated the plan was to replace everything that was carpet, including the bathrooms and the furniture.

ii. Management –

1. Annual Report – Tharp stated that the annual report was in the packet and if there were any edits to get them to him and he can finalize it. Story asked if they needed a motion and Tharp stated consent was ok. Members agreed by consent to accept the report and submit it to Council. Lawrence asked when Tharp was expecting the Council meeting and Tharp stated it would probably be in May but needed to confirm the agendas with the City Manager's office.

iii. Events – Tharp stated the events calendar was completed at this point and the biggest change was going to be the Young Eagles event for the year happening for the year in October. Tharp stated some of the advantages of this date was they were more likely to avoid the summer heat which was cause some issues the last couple of years and they can advertise it more at the pancake breakfast and other events throughout the year.

1. Drive In Movies (May 16, June 20, July 18, Aug 15)
2. Autocross (May 17, June 28, Aug 30)
3. Young Eagles (Oct 17)
4. Pancake Breakfast (Aug 23)

d. FBO / Flight Training Reports

- i. Jet Air – Wolford noted that maintenance was getting things going for spring. Wolford stated that activity was really strong despite the increase in fuel prices. Wolford noted that they have options for different terminals that they get fuel from, and they get pricing for each on Tuesdays. Wolford noted that the prices had increased by \$1.50/gallon out of the Iowa City terminal building and \$2.00 from the Chicago terminal. Pfohl asked about activity and a perception that more jets were active. Wolford stated that there had been a little bit of an increase of jet traffic and that there were some extra trips associated with the NCAA basketball games. Lawrence noted that OPL was also active. Wolford stated that there was a bit more northwest wind than might be normal so some aircraft might have been using 12/30 a bit more.

e. Commission Members' Reports – none

f. Staff Report – Tharp stated that next week was the aviation conference in Dubuque

SET NEXT REGULAR MEETING – Set the next meeting for May 14, 2026.

ADJOURN – Story moved to adjourn the meeting, seconded by Orozco. Motion carried 5-0.
Meeting adjourned at 7:38pm

CHAIRPERSON

DATE

Airport Commission
ATTENDANCE RECORD
2025-2026

NAME	TERM EXP.	05/08/25	06/12/25	07/10/25	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
Warren Bishop	06/30/26	O/E	X/E	X	X	X	X	X	X	X	X	X	X
Christopher Lawrence	06/30/29	X	X	X	X	X	X	O/E	O/E	X	X	X	X
Hellecktra Orozco	06/30/28	X	X	X/E	X	X	O/E	X	X	O/E	O/E	X	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	O/E	O/E	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