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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 - Formal Agenda
Regular Formal Meeting
August 18, 2026 - 6:00 PM
Emma J. Harvat Hall
410 E. Washington St.**



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>

In order to encourage greater input from the public, the Iowa City Council intends to offer the opportunity to participate in the meeting remotely. However, this meeting is an in-person meeting. In the event of technological problems, the meeting will continue in-person, so those wishing to ensure their ability to participate should attend the meeting in-person.

If you wish instead to participate remotely, you may attempt to do so by joining the meeting via Zoom by going to the link below to visit the Zoom meeting's registration page and submit the required information.

Once the registration is complete, you will receive an email message with a link to join the meeting. If you are asked for a meeting or webinar ID, enter the ID number found in the email.

If you have no computer or smartphone, or a computer without a microphone, you can call in by phone by dialing (312) 626-6799 and entering the meeting ID below when prompted.

Zoom link: https://us06web.zoom.us/webinar/register/WN_cfjv1drbRPOenK_F8Fk9Jg
Meeting ID: 851 6804 3456

If you wish to use presentation materials with your comments, please provide them to the City Clerk at kgrace@iowa-city.org at least 24 hours before the meeting. Your materials will be presented for you.

Public Comment for items on the agenda:

Council cannot engage in discussion or debate until the appropriate time for Council discussion. However, once the commenter has left the podium, Council may ask staff to respond to a concern or question posed by the public, or to follow up with the speaker.

1. Call to Order
2. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
 - 2.a [Special Formal Executive Session Summary of Minutes: August 4](#)
 - 2.b [Work Session Minutes: August 4](#)
 - 2.c [Formal Summary of Minutes: August 4](#)
3. Consent Calendar - Receive and File Minutes
 - 3.a [City Council Economic Development Committee: April 1](#)
 - 3.b [Climate Action Commission: June 1](#)
 - 3.c [Planning & Zoning Commission: July 1 \[See Recommendations\]](#)
 - 3.d [Public Art Advisory Committee: June 4](#)
 - 3.e [Senior Center Commission: June 18](#)
4. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
 - 4.a Liquor License - Ownership Change
 1. Motion to change ownership for Hartig Drug Company (LE0000886), dba Hartig Drug Store #10, 701 Mormon Trek Blvd. from Richard Hartig 100% to Charles Hartig 48%, Wesley Hartig 48%, and Richard Hartig 4%.
 - 4.b Liquor License - New [Council approval of a liquor license does not imply approval of associated Sidewalk Cafes and Rooftop Patios; separate staff approval is required for each.]
 1. Motion to grant a Class C Retail Alcohol License for Venture Restaurant Group, LLC (App. 0-010-829-914), dba Boulder Tap House, 1406 S. Gilbert St.
 2. Motion to grant an Outdoor Service Area for Iowa Ave Hospitality LLC (LC0059178) (Sidewalk Cafe), dba Formosa, 221 E. College St., #105.
 - 4.c Liquor License - Renewal [Council approval of a liquor license does not imply approval of associated Sidewalk Cafes and Rooftop Patios; separate staff approval is required for each.]
 1. Motion to grant a Class C Retail Alcohol License for Immerfall Investments LLC (LC0043699) (Sidewalk Cafe), dba Donnelly's, 110 E. College St.
 2. Motion to grant an Outdoor Service Area for Immerfall Investments LLC (LC0043699), dba Donnelly's, 110 E. College St.

3. Motion to grant a Class B Retail Alcohol License for Hy-Vee Inc. (LG0000902), dba Hy-Vee Fast & Fresh #1, 260 Stevens Dr.
4. Motion to grant a Class E Retail Alcohol License for Bright Era, Inc. (LE0004288), dba Up In Smoke, 1901 Broadway St., Ste 1.
5. Motion to grant a Class C Retail Alcohol License for Iowa Ave Hospitality, LLC (LC0050383), dba Camp, 217 Iowa Ave.
6. Motion to grant a Class C Retail Alcohol License for Iowa Ave Hospitality, LLC (LC0050382) (Sidewalk Cafe), dba Scouts Honor, 219 Iowa Ave., Ste A.
7. Motion to grant an Outdoor Service Area for Iowa Ave Hospitality, LLC (LC0050382), dba Scouts Honor, 219 Iowa Ave., Ste A.
8. Motion to grant a Class C Retail Alcohol License for Iowa City Reunion LLC (LC0048761) (Sidewalk Cafe), dba Reunion Brewery, 113 E. College St.
9. Motion to grant an Outdoor Service Area for Iowa City Reunion LLC (LC0048761), dba Reunion Brewery, 113 E. College St.
10. Motion to grant a Class C Retail Alcohol License for Filmscene (LC0045866) (Outdoor Service Area), dba Filmscene, 404 E. College St., Ste 100.
11. Motion to grant an Outdoor Service Area for Filmscene (LC0045866), dba Filmscene, 404 E. College St., Ste. 100.

5. Consent Calendar - Resolutions and Motions

5.a [Settlement Agreement Approval](#)

Resolution approving the settlement of pending litigation.

Comment: This item approves a settlement agreement negotiated by staff to resolve litigation filed by homeowners against the City related to a water main break. The total settlement amount is \$75,000.

5.b [Federal Section 5310 Paratransit Grant Funding Application](#)

Resolution approving Iowa City's federal Section 5310 grant application to support paratransit operations.

Comment: This resolution approves Iowa City's application to the Iowa Department of Transportation for remaining federal Section 5310 COVID relief funding to support paratransit operations. These one-time funds will help maintain essential transportation services for seniors and individuals with disabilities.

5.c [Benton Street Culvert Replacement Project](#)

Resolution authorizing the acquisition of the property interests necessary for construction of the Benton Street Culvert Replacement Project.

Comment: Design for the Benton Street Culvert Replacement Project has been completed to the point where the identification of temporary construction easement and right-of-way acquisition needs within the project corridor are complete. These acquisitions are needed for construction of the new box culvert.

5.d [Fire Station 1 and City Hall 3rd Floor Renovation Project](#)

Resolution accepting the work for the Fire Station 1 and City Hall 3rd Floor Renovation Project.

Comment: Work on the project was recently completed by Swanson Construction

Co. of Bettendorf, Iowa in substantial accordance with the plans and specifications. The Engineer's Report and Performance, Payment and Maintenance Bond are on file with the City Clerk.

Project Estimated Cost:	\$900,000.00
Project Bid Received:	\$575,000.00
Project Actual Cost:	\$660,328.87

There were four (4) change orders on this project, which included fixture and finishes changes, a new sink and countertop, fire alarm and data revisions, electrical and HVAC revisions and other related work.

6. Consent Calendar - Setting Public Hearings

6.a [Setting FY26 Budget Amendment Public Hearing](#)

Resolution setting public hearing on September 1, 2026 on amending the Fiscal Year 2027 Operating Budget.

Comment: This resolution sets a public hearing on September 1, 2026 to amend the FY27 operating budget. Information will be available for public inspection on August 21, 2026.

6.b [Annual ADA Curb Ramps 2026 Project](#)

Resolution setting a public hearing on September 1, 2026 on project manual and estimate of cost for the construction of the Annual ADA Curb Ramps 2026 Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Comment: This agenda item begins the bidding process for the Annual ADA Curb Ramps 2026 Project. This project generally includes the removal, replacement and addition of ADA curb ramps and sidewalk and full depth pavement patches.

6.c [Columbarium Construction/Expansion Project](#)

Resolution setting a public hearing on September 1, 2026 on project manual and estimate of cost for the construction of the Columbarium Construction/Expansion Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Comment: This agenda item begins the bidding process for the Columbarium Construction/Expansion Project. This project generally includes site improvements for the installation of columbaria at Oakland Cemetery, including earthwork, concrete foundations, concrete sidewalks, and landscape plantings.

End of Consent Calendar

7. Community Comment [items not on the agenda (until 7 PM)]

Public comment is intended so that members of the public may be heard by Council. Because Community Comment is for items not properly noticed on the agenda, Council cannot engage in discussion or debate due to open meetings laws.

Only in-person comments will be allowed for Community Comment. Public comment for specific

agenda items, which must be directly related to that agenda item, may be made in-person or remotely.

Individuals will be provided 3 minutes to speak. The Community Comment period will end at 7:00 p.m. unless an extension is needed to meet a minimum 30 minutes of total time allocated for the Community Comment period.

The Mayor reserves the right to reduce the 3 minute period based on the number of individuals desiring to speak. Additional comments can be sent to the City Council via council@iowa-city.org or through the City Clerk's Office.

8. Planning & Zoning Matters

8.a [Local Landmark Rezoning - 204, 210, and 214 N. Gilbert Street & 402 E. Market Street](#)

Ordinance rezoning property located at 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to Commercial Office with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business (CB-2) zone to Central Business with a Historic District Overlay (OHD/CB-2). (REZ26-0003) (Second Consideration)

Comment: At its June 11 meeting, the Historic Preservation Commission recommended designating these properties local historic landmarks. On June 17, by a vote of 4-0, the Planning and Zoning Commission also recommended approval of REZ26-0003. Approval of the rezoning will designate these properties as local historic landmarks. Staff is requesting expedited action.

9. Regular Formal Agenda

9.a [Iowa City Endowment for the Arts Agreement](#)

Resolution approving a Designated Endowment Fund Agreement between the City of Iowa City and the Community Foundation of Johnson County to establish the City of Iowa City Endowment for the Arts.

Comment: Approval of this resolution will establish the City of Iowa City Endowment for the Arts with the Community Foundation of Johnson County. A Governance & Distribution Policy for the Endowment and a policy for the Arts Anchor Fund Program are presented separately for City Council consideration on this agenda.

9.b [Iowa City Endowment for the Arts Policy](#)

Resolution adopting the City of Iowa City Endowment for the Arts Governance & Distribution Policy.

Comment: Approval of this resolution establishes the governance, contribution, and distribution framework for the City of Iowa City Endowment for the Arts. The Designated Endowment Fund Agreement with the Community Foundation of Johnson County and the Arts Anchor Fund Program Policy are presented as separate items on this City Council agenda.

9.c [Arts Anchor Fund Program Policy](#)

Resolution adopting the Iowa City Arts Anchor Fund Program Allocation

Methodology & Distribution Policy.

Comment: Approval of this resolution establishes eligibility, funding tiers, allocation methodology, and reporting requirements for the Arts Anchor Fund Program, the primary distribution category of the City of Iowa City Endowment for the Arts.

10. Announcement of Vacancies - Previous (The Boards, Commissions and Committee Application can be found at the following: <https://www.icgov.org/government/boards-commissions-and-committees/boards-commissions-and-committee-application>)

- 10.a Announcement of Vacancies - Previous

Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Emily Harkin resigned).

Applications must be received by 5:00 p.m., Tuesday, August 25, 2026.

Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Andreas Wilz).

Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2024 - December 31, 2028 (Term expired for Heather Flynn).

Board of Appeals - One vacancy for a Licensed Electrician to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expired for Gt Karr). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by experience and training to pass on matters pertaining to building construction).

Board of Appeals - One vacancy for an HVAC Professional to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by experience and training to pass on matters pertaining to building construction).

Historic Preservation Commission - One vacancy for a Brown St representative to fill a three-year term, July 1, 2025 - June 30, 2028 (Term expired for Christina Welu-Reynolds).

Historic Preservation Commission - One vacancy for a Jefferson St representative to fill a three-year term, July 1, 2025 - June 30, 2028 (Formerly advertised as an unexpired term and a full term - Lyndi Kiple resigned).

Historic Preservation Commission - One vacancy for a Woodlawn Ave representative to fill a three-year term, July 1, 2024 - June 30, 2027 (formerly advertised as unexpired term - Kevin Larson resigned).

Vacancies will remain open until filled.

11. City Council Information

12. Report on Items from City Staff

- City Manager's Office
- City Attorney
- City Clerk

13. Adjourn



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Special Formal Executive Session Summary of Minutes: August 4

Attachments: [Special Formal Executive Session Summary of Minutes: August 4](#)

Subject to change as finalized by the City Clerk. For a final official copy, contact the City Clerk's Office 356-5040.

Summary of Minutes
August 4, 2026

Iowa City City Council special formal meeting, 4:00 p.m. held at City Hall – Emma J. Harvat Hall, 410 E. Washington Street. Mayor Pro Tem Alter presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Weilein. Staff members present: Fruin, O'Brien, Lehmann, Goers, Grace. Unless otherwise noted, all actions were affirmative and unanimous.

Moved by Moe, seconded by Salih, to adjourn to executive session to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. The Mayor Pro Tem declared the motion carried and adjourned into executive session 4:01 p.m.

Council returned to open session 4:51 p.m.

Moved by Weilein, seconded by Harmsen, to adjourn special meeting 4:52 p.m.

Megan Alter, Mayor Pro Tem

Kellie Grace, City Clerk



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Work Session Minutes: August 4

Attachments: [Work Session Minutes: August 4](#)



CITY OF IOWA CITY MEMORANDUM

Date: August 11, 2026

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, August 4, 2026 – 4:52 p.m. (following the 4:00 p.m. Special Formal Executive Session meeting) at City Hall in Emma J Harvat Hall

Council: Alter, Bergus, Harmsen, Moe, Salih, Teague (absent), Weilein

Staff: Fruin, O'Brien, Lehmann, Goeres, Grace, Havel, Sovers, Hightshoe, Sitzman, Gardner, Varley, Baird, Cahill, Raillot

(A transcription is available in the City Clerk's Office and the City website.)

1. Clarification of Agenda Items

Councilor Salih noted she would be recusing from consent calendar item 5.d.

2. Information Packet Discussion [July 16, July 23, July 30]

➤ July 16 – No discussion.

➤ July 23

1. (IP3 – Memo from Police Chief and Fire Chief: 2026 Fireworks Calls for Service) Mayor Pro Tem Alter pointed out the memo and the fewer number of calls this year.

➤ July 30

1. (IP4 – Pending Work Session Topics) Councilor Moe stated he would be gone for the August 18th meeting.
2. (IP5 – Memo from City Manager's Office - Housing Information) Councilor Salih highlighted the numbers from the Iowa City Housing Authority Waiting List.

3. Harvard Bloomberg Internship Overview

Harvard undergraduate intern Raillot presented an overview of her internship completed through the Bloomberg Harvard City Leadership Initiative, working with Public Policy Analyst Nora Cahill noting the following projects:

- **Housing Authority rebranding:** Researched potential new name, visual identity, and tagline to better reflect the Housing Authority's regional service area and expanded affordable housing mission. Gathered feedback from service providers and landlords and identified a need for greater outreach in rural counties.
- **Referral resource map:** Developed an interactive ArcGIS map with information on housing and homelessness resources, including operating hours, application requirements, and referral processes. Also began work on a public-facing version.
- **Street outreach data collection:** Worked with Shelter House to create a Microsoft Forms and Excel-based system to track daily street outreach encounters and generate quarterly reports for the City.

- **Lived experience incorporation:** Researched best practices for involving individuals with lived experience of homelessness in City decision-making by reviewing advisory boards and frameworks from other communities.
- **Website redesign:** Updated the Johnson County Local Homeless Coordinating Board website with current initiatives, membership information, homelessness data, and winter shelter resources.

Individual Council members asked questions and expressed their views.

4. Housing Dashboard Presentation

Public Policy Analyst Cahill presented a draft Affordable Housing Dashboard that is intended to communicate affordable housing data, City goals, and initiatives to the public, researchers, nonprofits, advocates, and City staff. The dashboard was modeled after similar tools used by other cities and developed with input from City staff, nonprofits, advocates, researchers, and regional partners. Data comes from City departments, Shelter House, the Institute for Community Alliances, the City Assessor, and state and federal sources.

The dashboard includes:

- Demographic and housing affordability information, including wages needed to afford housing and housing cost burden.
- Residential development trends, vacancy rates, and building permit activity.
- Maps and data on income-restricted affordable housing.
- City investments in affordable housing and homelessness programs.
- Housing Authority data, including voucher and public housing waiting lists.
- Homeless response system metrics, including Point-in-Time Count data, shelter capacity, and rapid rehousing outcomes.

Individual Council members asked questions and expressed their views.

Action: Staff will make final tweaks to the Housing Dashboard and make it live on the City website in the next day or two. Over the next several weeks, efforts will be made to promote the tool to potentially interested stakeholders and the general public.

5. STREETS grant application Presentation

Public Policy Analyst Cahill presented the City's application for the federal STREETS (Safety Through Recovery, Engagement, and Evidence-Based Support) grant through the Substance Abuse and Mental Health Services Administration (SAMHSA). The \$12 million grant (\$3 million annually for four years) would fund services for people experiencing homelessness who have serious mental illness, substance use disorders, or co-occurring disorders.

The proposed program includes:

- **Street Outreach and Psychiatry Team:** A multidisciplinary outreach team serving Johnson County three days per week and Washington County two days per week, providing outreach, behavioral health support, peer support, housing connections, and referrals to treatment.
- **Day Center and Clinic:** A daily drop-in center offering basic needs, peer support, benefits navigation, and shared collaboration space for service providers, along with a University of Iowa Health Care behavioral health and primary care clinic operating two days per week.
- **Treatment Services:** Expanded outpatient and residential substance use disorder treatment through Community & Family Resources (CFR) and ThriveNow, including

temporary funding to cover treatment while clients obtain or reinstate Medicaid coverage.

- **Recovery Housing:** Development of a certified recovery residence providing stable housing and ongoing support for individuals already in recovery from substance use disorders.

City Manager Fruin expressed appreciation for the exceptional contributions of both Raillot and Cahill. Raillot was recognized for accomplishing an impressive amount of work during her 10-week internship, advancing five key housing and homelessness initiatives that would not have progressed as quickly without her efforts. Her work significantly increased the City's capacity and provided valuable momentum for staff to continue those projects. Nora was similarly praised for her accomplishments during her first year with the City, particularly for independently leading the development of the Affordable Housing Dashboard and preparing the extensive STREETS federal grant application. Fruin emphasized that both projects were largely Cahill's work and thanked her for her dedication, initiative, and the significant impact she has made on the organization.

(Recessed to formal meeting at 5:50 p.m. – Returned to work session at 6:24 p.m.)

Individual Council members asked questions and expressed their views.

6. Historic Preservation Incentive and Guideline Review

Assistant City Manager Lehmann presented an overview of the City's historic preservation program. Lehmann outlined ongoing improvements, including refining administrative review procedures, updating application processes, increasing predictability for property owners, reviewing Historic Preservation Fund guidelines, promoting existing tools such as Tax Increment Financing (TIF), and considering future updates to the Historic Preservation Handbook and zoning code. Individual Council members asked questions and expressed their views.

Action: Staff will summarize the guidance received from City Council on historic preservation matters which will be communicated formally with the Historic Preservation Commission. Staff will work with the Commission and other stakeholders to continue to streamline processes and introduce flexibility into the guidelines and proactively aim to work with property owners to achieve local designation and help ensure existing designated properties are well-maintained. At this time, staff will not explore the creation of any new incentive programs.

7. Discussion following Joint Entities item regarding Data Centers

Councilors discussed participating in a regional Greater Iowa City working group to develop a coordinated approach to future large-scale data centers, including potential zoning, resource protection, and regulatory considerations. Individual Council members expressed their views. Council selected Mayor Pro Tem Megan Alter and Council Member Shawn Harmsen to represent Iowa City on the regional work group and encouraged them to report back to the full Council as discussions progress.

Action: Staff will convey to Greater Iowa City that Councilors Alter and Harmsen will represent the City on the regional Data Centers working group.

8. Council updates on assigned boards, commissions, and committees

Council members reported on various assigned boards, commissions, and committees.

Adjourn 7:31 p.m.



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Formal Summary of Minutes: August 4

Attachments: [Formal Summary of Minutes: August 4](#)

**Summary of Minutes
August 4, 2026 - 6:00 PM**

Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Pro Tem Alter presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Weilein. Council members absent: Teague. Staff members present: Fruin, O'Brien, Lehmann, Goers, Grace, Havel, Sovers, Hightshoe, Sitzman, Baird, Cahill, Raillot.

- 1. Call to Order**
- 2. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)**
 - 2.a Special Formal Executive Session Summary of Minutes: July 14**
 - 2.b Work Session Minutes: July 14**
 - 2.c Formal Summary of Minutes: July 14**
- 3. Consent Calendar - Receive and File Minutes**
 - 3.a Historic Preservation Commission: June 11**
 - 3.b Housing & Community Development Commission: June 15**
 - 3.c Library Board of Trustees: May 28**
 - 3.d Library Board of Trustees: June 25**
- 4. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)**
 - 4.a Liquor License – Ownership Change**
 - 1. Motion to change ownership for Hazzard County IC Inc. (LC0052784), dba Wrigleyville (previously dba Hazzard IC), 118 S. Dubuque St. from 100% Brian Hughes to 100% Tracy Barkalow.**
 - 2. Motion to change ownership for Josh & Bryan Inc. (LC0050273), dba Dublin Underground, 5 S. Dubuque St. from 50% Bryan Asklof, 50% Joshua Silver to 45% Bryan Asklof, 45% Joshua Silver, 10% Seth Goodman.**
 - 4.b Liquor License - New**
 - 1. Motion to grant a Special Class C Retail Alcohol License (08.18.26 - 08.22.26) for Summer of the Arts Inc. (App.0-010-201-051), dba Beverage Garden-Riverfront Crossings Park, 1001 S. Clinton St.**
 - 4.c Liquor License - Renewal**
 - 1. Motion to grant a Class C Retail Alcohol License for Eckhardt Management Inc. (LC0038617) (Outdoor Service Area), dba 2 Dogs Pub, 1705 S. 1st Ave., Ste Q**

2. Motion to grant an Outdoor Service Area for Eckhardt Management Inc. (LC0038617), dba 2 Dogs Pub, 1705 S. 1st Ave., Ste Q
3. Motion to grant a Class C Retail Alcohol License for George's Buffet Inc. (LC0009812) (Outdoor Service Area), dba George's Buffet, 312 E. Market St.
4. Motion to grant an Outdoor Service Area for George's Buffet Inc. (LC0009812), dba George's Buffet, 312 E. Market St.
5. Motion to grant a Class C Retail Alcohol License for Alberhasky, David L. (LC0003315), dba Dave's Foxhead Tavern, 402 E. Market St.
6. Motion to grant a Class C Retail Alcohol License for Chackalackal Inc. (LC0034729) (Sidewalk Cafe), dba One Twenty Six, 126 E. Washington St.
7. Motion to grant an Outdoor Service Area for Chackalackal Inc. (LC0034729), dba One Twenty Six, 126 E. Washington St.
8. Motion to grant a Class E Retail Alcohol License for Target Corporation (LE0003520), dba Target Store T-3374, 113 E. Washington St.
9. Motion to grant a Class C Retail Alcohol License for AKA White Inc. (LC00393427), dba The Summit Restaurant and Bar, 10 S. Clinton St.
10. Motion to grant a Class C Retail Alcohol License for Josh & Bryan Inc. (LC0050273), dba Dublin Underground, 5 S. Dubuque St.
11. Motion to grant a Class C Retail Alcohol License for Spectrum Hospitality Inc. (LC0051318), Tequila Cowgirl, 347 S. Gilbert St.
12. Motion to grant a Class C Retail Alcohol License for Sun Enterprise LLC (LC0043588), Oryza Asian Cuisine, 5 Sturgis Corner Dr., Ste 1000
13. Motion to grant a Class C Retail Alcohol License for Iowa City Maid Rite Inc. (LC0046480) (Sidewalk Cafe), dba Burger Haul, 112 E. College St.
14. Motion to grant an Outdoor Service Area for Iowa City Maid Rite Inc. (LC0046480), dba Burger Haul, 112 E. College St.
15. Motion to grant a Class C Retail Alcohol License for La Regia Inc. (LC0047188), dba Taqueria La Regia, 436 Highway 1 W.
16. Motion to grant a Class C Retail Alcohol License for Hazzard County IC Inc (LC0052784), dba Wrigleyville, 118 S. Dubuque St.
17. Motion to grant a Class B Retail Alcohol License for El Paso Tienda Y Taqueria Inc. (LG0000670), El Paso Tienda Y Taqueria Inc., 609 Hollywood Blvd., VFW Post 3949, Suite 1
18. Motion to grant a Class C Retail Alcohol License for Bradford Allen Hospitality Investments LLC (LC0049097), dba Hyatt Place Iowa City, 255 E. Court St.
19. Motion to grant a Class C Retail Alcohol License for Restaurante Mexicano El Senor (LC0042996) (Outdoor Service Area), dba El Senor Cactus, 1534 S. Gilbert St., Ste 100
20. Motion to grant an Outdoor Service Area for Restaurante Mexicano El Senor (LC0042996), dba El Senor Cactus, 1534 S. Gilbert St., Ste 100

4.d Tobacco/Device Permit(s) - New

1. Tobacco Permit for Benevolent & Protective Order Elks 590, dba BPO Elks 590, 637 Foster Rd. (Resolution 26-220)

5. Consent Calendar - Resolutions and Motions

- 5.a Motion to approve disbursements in the amount of \$38,656,524.02 for the period of June 1 through June 30, 2026, as recommended by the Finance Director subject to audit. Disbursements are published and permanently retained in the City Clerk's office in accordance with State.**
- 5.b Resolution on Unclassified Salary Compensation for Fiscal Year 2027 for the City Manager, City Attorney, and City Clerk. (Resolution 26-221)**
- 5.c Resolution authorizing the City Manager to sign a one-year extension of the listing agreement with Lepic-Kroeger Realtors for the Iowa City Industrial Campus. (Resolution 26-222)**
- 5.d Resolution authorizing the City Manager to sign a Memorandum of Understanding with the Housing Trust Fund of Johnson County for the contribution and use of \$650,000 for affordable housing. (Resolution 26-234)**
- 5.e Resolution amending the budgeted positions in the Neighborhood Services Division of the Neighborhood and Development Services Department by deleting one full-time Senior Community Development Planner position and adding one full -time Associate Planner position and amending the Administrative pay plan by deleting the position Senior Community Development Planner from grade 29. (Resolution 26-223)**
- 5.f Resolution authorizing the City Manager to submit a Resource Enhancement and Protection (REAP) grant application for Waterworks Prairie Park and to sign a grant agreement if awarded. (Resolution 26-224)**
- 5.g Resolution Awarding Contracts for Various Water Service Materials for the City of Iowa City Water Division. (Resolution 26-225)**
- 5.h Resolution accepting the work for the High-Service Pump VFD Replacements Project. (Resolution 26-226)**
- 5.i Resolution authorizing the Mayor to sign and City Clerk to attest the Transportation Alternatives Program (TAP) funding agreement from the Iowa Department of Transportation (DOT) for the Highway 6 Trail – Broadway Street to Fairmeadows Boulevard Project, including a commitment to be responsible for maintenance of the pedestrian facilities for a minimum of 20 years following project completion. (Resolution 26-227)**
- 5.j Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2026 Summer Sidewalk Repair Project. (Resolution 26-228)**
- 5.k Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the Napoleon Park Softball Field 5-8 Renovation Project. (Resolution 26-229)**

- 5.l Resolution accepting the work for the 2025 Mormon Trek Blvd Storm Sewer Repair Project. (Resolution 26-230)**
- 5.m Resolution accepting the work for the Wastewater Treatment Facility Improvements Project. (Resolution 26-231)**
- 5.n Resolution accepting payment of \$300.00 civil penalty and waiver of right to hearing from North Dodge Amoco. (Resolution 26-232)**
- 5.o Resolution amending the budgeted positions in the Engineering and Wastewater Divisions of the Public Works Department by deleting one full-time Asset Management Technician position from the Engineering Division and adding one full-time Wastewater GIS Technician position to the Wastewater Division and amending the AFSCME pay plan by deleting the position Asset Management Technician from grade 12 and adding the position Wastewater GIS Technician. (Resolution 26-233)**

End of Consent Calendar

Motion to approve consent calendar, items 2-5, removing item 5.d for separate consideration. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (6 Ayes) Teague absent.**

Motion to approve consent calendar, item 5.d. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (5 Ayes) Salih recused, Teague absent.**

- 6. Community Comment [items not on the agenda (until 7 PM)]**
The following individual appeared: Brad Kunkel, Johnson County Sheriff.

7. Planning & Zoning Matters

- 7.a Ordinance rezoning property located at 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to Commercial Office with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business (CB-2) zone to Central Business with a Historic District Overlay (OHD/CB-2). (REZ26-0003)**

Development Services Coordinator Sitzman presented a PowerPoint. The following individual appeared: Trista Carlson. Individual Council members expressed their views.

Motion to give first consideration. Moved by Shawn Harmsen, seconded by Joshua Moe. **Motion Passed. (6 Ayes) Teague absent.**

Motion to accept correspondence from Rebecca Conard, Eric Gidal, Richard Hakes, Ellen Van Laere, Mike Fallon, Ceil Miller-Bouchet (x2), Jacqueline Briggs, Joni Kinsey, Kevin Boyd, Laurel Farrin, Jo Adams, Sue Bryant, and Cynthia Charlton. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (6 Ayes) Teague absent.**

8. Regular Formal Agenda

8.a Resolution adopting a policy for use of public right-of-way and City Plaza for sidewalk cafes and rescinding Resolution No. 24-229.

City Attorney Goers presented information. Individual Council members asked questions and expressed their views.

Motion to approve resolution 26-235. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (6 Ayes) Teague absent.**

9. Announcement of Vacancies - Previous (The Boards, Commissions and Committee Application can be found at the following: <https://www.icgov.org/government/boards-commissions-and-committees/boards-commissions-and-committee-application>)

9.a Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Emily Harkin resigned).

Applications must be received by 5:00 p.m., Tuesday, August 25, 2026.

Airport Zoning Board of Adjustment - One vacancy to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Andreas Wilz).

Airport Zoning Board of Adjustment - One vacancy to fill a five- year term, January 1, 2024 - December 31, 2028 (Term expired for Heather Flynn).

Board of Appeals - One vacancy for a Licensed Electrician to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expired for Gt Karr). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by experience and training to pass on matters pertaining to building construction).

Board of Appeals - One vacancy for an HVAC Professional to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned). (If a qualified trade representative does not submit an application within three (3) months of the announcement of the vacancy, a member may be appointed who is qualified by experience and training to pass on matters pertaining to building construction).

Historic Preservation Commission - One vacancy for a Brown St representative to fill a three-year term, July 1, 2025 - June 30, 2028 (Term expired for Christina Welu-Reynolds).

Historic Preservation Commission - One vacancy for a Jefferson St representative to fill a three -year term, July 1, 2025 - June 30, 2028 (Formerly advertised as an unexpired term and a full term - Lyndi Kiple resigned).

Historic Preservation Commission - One vacancy for a Woodlawn Ave representative to fill a three-year term, July 1, 2024 - June 30, 2027 (formerly advertised as unexpired term - Kevin Larson resigned).

Vacancies will remain open until filled.

10. City Council Information

Council members reported on various meetings attended, upcoming meetings, community events, and items of interest.

11. Report on Items from City Staff

12. Adjourn

Motion to adjourn at 6:24 PM. Moved by Mazahir Salih, seconded by Joshua Moe.
Motion Passed. (6 Ayes) Teague absent.

Mayor Pro Tem

City Clerk



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

City Council Economic Development Committee: April 1

Attachments: [City Council Economic Development Committee: April 1](#)

Minutes
City Council Economic Development Committee
April 1, 2026
City Manager's Conference Room

City Council Economic Development Committee

Members Present: Josh Moe, Mazahir Salih, Oliver Weilein

Members Absent: None

Staff Present: Geoff Fruin, Rachel Kilburg Varley, Eric Goers, Nora Cahill

Others Present: Evan Doyle (Greater Iowa City, Inc), John Kenyon (City of Literature),
Keegan Huckfeldt Colletta (Englert Theater)

Call to Order

Councilor Moe called the meeting to order at 8:01 a.m.

Consider approval of minutes from the October 3, 2025 Economic Development Committee meeting

Salih moved, Weilein seconded a motion to approve the minutes of the October 3, 2025 meeting. Motion passed (3-0).

Elect Chairperson

Salih moved to elect Moe to a two-year term as chairperson of the Economic Development Committee, Weilein seconded. Motion passed (3-0).

Review Designated Arts Endowment Fund

A late handout was provided at the meeting including the Community Foundation of Johnson County's Investment Policy, Endowment Spending Policy, and Grantmaking and Due Diligence Policy.

Kilburg Varley reviewed the staff memo included in the agenda packet, which outlines the steps required to establish an Iowa City Arts Endowment Fund with the Community Foundation of Johnson County (CFJC). She explained this is part of a three-pronged strategy including the endowment as the long-term funding vehicle, annual operating support for institutional arts organizations as the main funding program, and the formation of an Iowa City arts alliance as a separate, but related effort supporting the arts.

The first step to establish the legal framework for the endowment is to seek City Council approval of the Designated Endowment Agreement with the Community Foundation of Johnson County. The next step would be to create the overarching policy, process, and

procedure around how the Endowment will be operated, which would be attached to the primary agreement. The final step would be to define the allocation criteria and formula for annual arts organizations operating support. At the same time, the City would begin and continue projected contributions into the Endowment and would anticipate beginning the first funding draw in approximately 5-6 years. Annual operating support to the arts organizations would also continue.

Councilor Moe asked about timing of these steps and whether the policy and allocation decisions needed to be made now. Staff explained that the most important first step is to execute the base agreement, which creates the financial vehicle for contributions to be invested and begin growing. The associated policy frameworks are important to define the Council's intent but can happen sequentially.

Councilor Weilein asked about the Community Foundation's investment practices and portfolio option. CFJC Director Shelly Maharry explained almost all endowment funds held by CFJC are commingled into a standard investment portfolio through four local financial institutions. This approach is recommended as it compounds growth for all endowments and enables accurate tracking of returns and distributions. CFJC does have a socially responsible fund, but it is not widely used. Weilein also asked how often the Council would be able to change direction on how endowment funds are invested and Maharry suggested no more frequently than annually.

Councilor Weilein requested the portfolio mix of the socially responsible fund and a comparison of historical performance between the standard portfolio and the socially responsible fund. Maharry explained there is not a specific portfolio mix of the socially responsible fund, rather their investment policy defines what the local investment firms can invest in. Prohibited investments and transactions include commodity trading, day trading, future contracts, restricted stock and non-marketable securities, short sale, and margin sales. Most commonly, portfolios are comprised of mutual funds, index funds, and occasionally individual stocks. Maharry also stated that she can pull together and supply the difference in performance historically for future City Council reference.

Councilor Moe asked if CFJC recommends decreasing the annual percentage spending draw during periods of economic downturn. Maharry explained the Spending Policy outlines the spending formula, which is capped at 5% per year from any endowment fund. Historically, that rate has been easy to maintain, partially due to their local model which keeps overhead costs low.

Committee members requested that once the comparison of returns information is received, staff get feedback from the arts community about preferred portfolio strategy. The Committee also suggested that reviewing the investment mix of their endowment funds is included in the annual review going forward.

Councilor Moe asked Maharry about the CFJC's grantmaking and due diligence policy and how it impacts the City's decision-making. Maharry clarified that it's the policy CFJC uses on unrestricted funds for grantmaking. For the proposed Arts Endowment fund, the annual percentage of spending would be returned to the City to distribute, understanding it would be

in line with the CFJC's expectations for responsible grantmaking. She stated that creating the Schedule B attachment would be how the City can define how dollars will be used and distributed out.

Salih made a motion to forward the Designated Endowment Fund Agreement to the full City Council for consideration, Weilein seconded. Motion passed (3-0).

Discuss Proposed Residential Tax Exemption Program

Nora Cahill presented an overview of a proposed residential tax exemption program. She discussed the purpose and benefits of exploring residential tax exemption, the legal basis and mechanics of a tax exemption program, and a proposed policy framework for consideration by the Committee.

A key discussion component was whether a residential tax exemption program could improve housing affordability. Staff explained that the policy is most beneficial to middle-income households, which is a gap in the community and also, by increasing supply, can help prevent middle-income households competing with lower-income households for the lower-cost units. Cahill also explained the proposed policy is tailored so that it is not too broad and thus subsidizing projects that would be built anyway or too narrow so that it is not used and thus not improving housing supply. She further explained that tax exemption is not typically seen as an affordability strategy, particularly in Iowa, due to state law restrictions, the local housing market, and the inability for non-profit owners and developers to benefit from it. There are not currently any communities in Iowa who tie an affordability requirement to a tax exemption program.

In response, committee members asked how the City's existing residential tax exemption policy works and is allowable under state law. Cahill clarified that there is not currently an urban revitalization area established for residential property tax exemption in Iowa. Several years ago, a policy was established which invited developers to apply for tax exemption and voluntarily offer affordability, at which point the City would pursue the process to establish the area, however, that never advanced due to lack of interest from developers, signaling the incentive was not meaningful enough to warrant taking advantage of it.

Cahill explained next steps would be to solicit feedback on the proposed program from local developers, return to the Economic Development Committee with a second draft; and, if approved, forward on for City Council approval before initiating the process to establish the urban revitalization area. Weilein also suggested seeking input from affordable housing providers. The Committee signaled support for moving forward and directed staff to prepare a proposal option which includes a voluntary affordability tier with enhanced exemption benefits.

Staff Updates

None.

Old or New Business

None.

Adjournment

Salih moved, Weilein seconded that the meeting be adjourned. Motion carried (3-0).

**Council Economic Development Committee
ATTENDANCE RECORD
2021-2025**

NAME	TERM EXP.	7/1/24	8/12/24	8/16/24	10/16/24	1/8/25	4/23/25	8/6/25	10/3/25	4/1/26
Josh Moe	12/31/25	X	X	X	X	X	X	X	X	X
Mazahir Salih	12/31/25	---	---	---	---	X	---	---	---	X
Laura Bergus	12/31/25	X	X	O/E	O/E	X	X	X	X	---
Oliver Weilein	4/23/25	---	---	---	---	---	X	X	X	X
Andrew Dunn	12/31/25	X	O/E	X	X	---	---	---	---	---
John Thomas	01/02/24	---	---	---	---	---	---	---	---	---
Megan Alter	01/02/24	---	---	---	---	---	---	---	---	---
Susan Mims	01/02/22	---	---	---	---	---	---	---	---	---

Key:

X = Present

O = Absent

--- = not a member

O/E = Absent/Excused



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Climate Action Commission: June 1

Attachments: [Climate Action Commission: June 1](#)

MINUTES

FINAL

IOWA CITY CLIMATE ACTION COMMISSION JUNE 1 – 4:30 PM – FORMAL MEETING IOWA CITY MUNICIPAL AIRPORT CONFERENCE ROOM

MEMBERS PRESENT: Michael Anderson, Emma Bork, Alexandra Buchanan, John Clayton, Ben Grimm, Zach Haralson, Cole Kruse, Nadja Krylov, Wim Murray, Katherine Peterson, Brinda Shetty

MEMBERS ABSENT:

STAFF PRESENT: Daniel Bissell, Kendall McMullen, Diane Platte, Mike Tharpe

OTHERS PRESENT: Rachel Rockwell

CALL TO ORDER:

Haralson called the meeting to order at 4:30.

APPROVAL OF MAY 4, 2026 MINUTES:

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

OLD BUSINESS:

Airport solar array questions & answers

- Shetty asked when the array went up. Tharpe answered it was turned on in 2024.
- Anderson asked about the impetus for installing the array. Tharpe described long-term discussions about saving costs. A power-purchase agreement was explored but not deemed viable. When the infrastructure bill allocated federal money to airports, the airport commission decided to move forward with the project as completed.
- Krylov asked about comparisons with other airports of similar size. Tharpe answered Dubuque has a solar array, but not a lot of other examples exist, probably due to high initial costs.
- Buchanan asked about maintenance efforts and costs. Tharpe noted no maintenance has been required in its lifetime so far.
- Clayton asked about hail and the longevity of the system. Tharpe answered it has thus far survived all hail events undamaged and it is a 20-year system.
- Buchanan asked if data is tracked. Tharpe described the public dashboard.
- Shetty asked about payback period. To recoup the local match money will take 6.5-7 years.
- Anderson asked what role the Climate Outreach Division played in the installation. Bissell described the recommendation to make energy-efficiency improvements first, such as switching the runway over to LED lighting.
- Clayton asked about possible expansions and next steps. Tharpe described possibilities for EV charging stations, addition of the maintenance shop and University research station into the power system.

- Haralson asked about whether the flood plain extends to the runways (Tharpe affirmed it does) and Haralson asked if there is an adaptation plan in place to manage future flood risks. Tharpe described an exploration into dredging Willow Creek and adding levies, but cost was prohibitive.
- Murry asked if the installation includes any battery storage. Tharpe answered no.

NCJC Resilience Hub Update

- Rachel Rockwell, executive director of Neighborhood Centers of Johnson County, provided an update on resilience hub activities. On June 11, commissioners are invited to an open house 3-5 p.m. (ribbon cutting at 3) for the new Towncrest location, 1041 Arthur St., where the emergency generator is located.
- Goal is to have emergency generators at all three NCJC sites; first site is done.
- Rockwell described the process of resilience-hub-planning. The new facility, in addition to childcare amenities, includes a large gathering space which can provide a cooling center or warming center during extreme weather events.
- 125 kw natural gas commercial generator was purchased through Power Services Company. Equipment cost was just under \$60,000. Total project cost was just over \$70,000.
- Rockwell described how the generator kicks on automatically when needed, tests itself twice a month. The higher capacity needs at the Towncrest site requires the natural gas fuel source. Other sites have smaller energy needs and might use solar/battery combinations.
- Clayton applauded the City and NCJC for the project and asked if the building on Arthur St. has a solar-ready roof. Rockwell affirmed that it does.
- Haralson asked for a reminder of the three locations. 2651 Roberts Rd. is tucked into the Pheasant Ridge apartment complex. Broadway location is south of Faith Academy. Family Resource Center is at 2711 Muscatine Ave.

NEW BUSINESS:

Update on action items related to buildings in *Accelerating Iowa City's Climate Actions Plan*

- Bissell invited commissioners to look over the report on action items relating to buildings.
- Haralson asked about BI-4, if more information is available about impacts on current or future use of TIF funds. Bissell explained that the property tax reform legislation might impact how TIF funds can be used. NDS staff are researching implications. Bissell offered to share what has been learned and Haralson affirmed that information would be welcome.
- Anderson asked if use of TIF funding has ever been questioned. Bissell reported no.
- Anderson asked if any educational materials about Net Zero houses have been created. Staff answered no, but noted an open house and tour of 810 Sandusky Dr. is scheduled for June 5, 4-6 p.m.
- Anderson asked how tenants are chosen for Net Zero house. Haralson offered that the Housing Fellowship owns the property and probably has a process.
- Peterson asked about BI-1, noting the final year of partnering with Johnson County for hosting the Green Iowa AmeriCorps (GIA) team. Bissell explained Johnson County is reprioritizing efforts, but they were satisfied with the GIA partnership. McMullen explained the City will still host a

team. It will be a 3-person team instead of a 4-person team. Haralson asked if the audit numbers are on track to be similar to previous years. Bissell and McMullen affirmed they are.

- Haralson asked for clarification about alternate models of solar array at wastewater treatment plant. Bissell suggested alternate model refers to battery storage.
- Haralson asked if other municipal properties, possibly dismissed in the past, might be eligible for solar. Bissell noted that water treatment facilities are large users of electric power. A Phase 2 for the airport solar installation was designed, but the funding for airport solar is no longer available.
- Krylov asked for more details about BPP-4. Bissell explained that advocacy efforts continue.
- Shetty asked about BI-2, if numbers are available on how many furnaces have been replaced with heat pumps in City-owned properties. Bissell explained numbers are not immediately at hand but can be found. Haralson asked if Climate Action Division provides that funding. Bissell explained that Climate Action covers the difference between a new gas system and the upgraded heat pump system.
- Haralson asked about the solar pergola. Bissell explained that project has moved to the engineering phase. It will be built in partnership with the City High Industrial Tech students. 100 Grannies have completed most of the fundraising. The construction will probably commence next spring.
- Krylov asked for more details about BCP-1. Bissell explained that advocacy efforts continue.

ANNOUNCEMENTS:

Action items from last meeting (staff):

- Gardner sent an email on May 5 with a link to the article on the Iowa Flood Center, communication about Commission members' eligibility for the Solar Power Hour door prize, and information about Johnson County's Pocket Prairie program.

Grow Solar Updates

- Kruse offered a recap of May 26 Solar Power Hour, which took place at Big Grove -- described good turnout, good presentation.
- June Solar Power Hours: June 10 (virtual), June 16 (Mt. Vernon), June 25 (North Liberty) – [GrowSolar.org/eci](https://grow-solar.org/eci)

Events

- Cooling Stations: Pride (June 20, Downtown), Block Party (June 27, Downtown), Summer of the Arts (July 11, Riverfront Crossings), Party in the Parks (July 16, Mercer, and July 23, Willow Creek Park), Summer of the Arts (August 8, Riverfront Crossings)
- Other events in the community (*Commissioners*)
 - Shetty noted BioBlitz will be on July 11, 9-11 a.m. at Ashton Prairie
 - Student Built Home Open House June 5, 4-6 p.m., 810 Sandusky Dr.
 - Neighborhood Centers of Johnson County Towncrest Location Ribbon Cutting and Open House, June 11, 3-5 p.m., 1041 Arthur St.

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:

- none

RECAP:

Action items for next meeting:

- Staff will share more information on any anticipated changes to TIF funding, updates on the development proposed under the new form based code, and a description of how the Housing Fellowship determines the tenant for Student Build home.

Confirmation of next meeting time and location:

- Monday, August 3, 4-5:30 p.m. in City Manager's Conference Room

ADJOURNMENT:

Peterson moved to adjourn, Anderson seconded, and the motion carried. Meeting adjourned 5:34.

CLIMATE ACTION COMMISSION
ATTENDANCE RECORD
2025-26

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

KEY: X = Present

O = Absent

O/E = Absent/Excused

NM= No Meeting

* No longer on Commission



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Planning & Zoning Commission: July 1 [See Recommendations]

Attachments: [Planning & Zoning Commission: July 1 \[See Recommendations\]](#)



CITY OF IOWA CITY MEMORANDUM

Date: August 6, 2026

To: Mayor and City Council

From: Anne Russett, Senior Planner

Re: Recommendations from the Planning and Zoning Commission

At its July 1, 2026 meeting, the Planning and Zoning Commission have the following recommendations to the City Council:

By a vote of 5-0 (Elliott recused) the Commission recommends approval of SUB25-0006, a preliminary plat of Kestrel Hills Community, a 109-acre subdivision to create 14 developable lots and two outlots for private open space.

Additional action (check one)

☐ No further action needed

☐ Board or Commission is requesting Council direction

☒ Agenda item will be prepared by staff for Council action

**MINUTES
PLANNING AND ZONING COMMISSION
JULY 1, 2026 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

FINAL

MEMBERS PRESENT: Colette Atkins, Kaleb Beining, James Davies, Maggie Elliott, Billie Townsend, Chad Wade

MEMBERS ABSENT: Steve Miller

STAFF PRESENT: Liz Craig, Anne Russett

OTHERS PRESENT: Steve Long, Tom Martinez, Bill Synan

RECOMMENDATIONS TO COUNCIL:

By a vote of 5-0 (Elliott recused) the Commission recommends approval of SUB25-0006, a preliminary plat of Kestrel Hills Community, a 109-acre subdivision to create 14 developable lots and two outlots for private open space.

CALL TO ORDER:

Elliott called the meeting to order at 6:00 PM.

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

SUBDIVISION ITEMS:

CASE NO. SUB25-0006

Location: Area in and around the former ACT Campus

An application for a preliminary plat for Kestrel Hills Community, a 109-acre subdivision containing 14 residential and commercial lots and two outlots for private open space.

Elliott recused herself as being a member of the Oaknoll Board.

Russett began the staff report showing the aerial image of the subject property noting it includes land north of Scott Boulevard and a small piece south of Scott Boulevard along First Avenue. Russett explained the property is predominantly zoned commercial, some of it is CC-2 and some is a mixed-use zone, which is also commercial, and then the piece to the south is an interim development zone. The surrounding property is a mix of residential zoning, interim development, and commercial zones.

In terms of background, this application was preceded by a Comprehensive Plan Amendment and three rezoning applications, which the Commission saw several months ago. The Comprehensive Plan Amendment changed some of the use designation in the area to commercial and mixed use, and then there were three separate rezonings that rezoned approximately 50 acres to mixed use, which essentially was the portion that is the former ACT campus, and then there was a 22 acre rezoning to mixed use on North Dubuque Road, and the portion along North Dodge Street was rezoned to CC-2 Community Commercial. Russett showed the Comprehensive Plan Future Land Use Map that incorporates the changes that were

approved by the City Council with that Plan amendment.

Russett stated the proposed subdivision includes 14 developable lots and two outlots, there are some existing streets within the subdivision that will all become public streets, and there will also be some street extensions to ensure there's interconnectedness as the area develops further east. There's also intersection improvements planned at North Dodge and ACT Circle, which will result in turn lanes and traffic signals at North Dodge. Russett shared the plat of the area noting the portion that's north of North Scott Boulevard is all zoned commercial and allow both residential and commercial uses. The streets will all become public streets and be constructed to public standards. ACT Drive will connect all the way to North Dodge Street, where the intersections improvements will be made. A new proposed road, Bentler Road, will run parallel to North Dodge, and then there's a section of ACT Drive that will be extended to the eastern property line to ensure that as this area to the east develops, there'll be a connection to the development that eventually will occur. Russett also pointed out the outlots and noted both are proposed to be private open space and not developed and they're also within conservation easements. There is one lot that's proposed to the south of North Scott Boulevard and a 10 foot wide sidewalk will be built along North Dodge Street to provide better bicycle and pedestrian access to any development that occurs in that area.

Russett stated there are environmentally sensitive areas on the property. All of the impacts to the sensitive areas fall within staff level review, a level one review, and the proposed impacts to the woodlands in the commercial area is a preservation of 27% and a 10% preservation amount is required, so they are well above that. There are some wetlands on the property on Lot 7 and the plans show that those would not be impacted as part of this subdivision. In terms of critical slopes 31% will be impacted, and a maximum of 35% is allowed, and there will be no impacts to protected slopes and protected slope buffers. Russett noted they also did some archeological work as part of this subdivision. They did a Phase 1A Desktop Assessment that recommended some further study, so they also completed a Phase 1 in June and that report concluded that no further study was needed. Russett shared the preliminary sensitive areas development plans that show the areas that will be impacted and the areas that would be protected

Finally, a neighborhood open space requirement is triggered as part of the subdivision and Russett explained a fee in lieu is preferred in this location, which would be finalized at the final platting process.

Staff recommends approval of SUB25-0006, a preliminary plat of Kestrel Hills Community, a 109-acre subdivision to create 14 developable lots and two outlots for private open space.

In terms of next steps, after a recommendation from the Commission this is anticipated to go to City Council for their consideration on July 15.

Townsend asked why are there only 14 residential lots on 109 acres. Russett stated they are proposing 14 total lots, and all of the lots meet zoning standards, some of them are large lots but they are all compliant, and the zoning allows both residential and commercial uses.

Wade asked about the streets and the services - when this came up originally on the rezoning there was discussion about the streets meeting street standards, is there anything that the Commission has to address as part of this. Russett replied no, engineering has reviewed all of

the plans and have noted there are some upgrades that are needed, and that'll be finalized with the final plat. Wade also noted a little jog off North Dodge Street so what is that little entryway. Russett explained that is a proposed right in/right out that still needs to be approved by the DOT.

Wade opened the public hearing.

Steve Long (JNB Campus, LLC) stated they along with Shoemaker Holland Engineering and Shive Hattery Engineering Architects have been working on this for over two years now, doing due diligence and research to take a piece of land that really no one ever thought would be available, and trying to reimagine, recreate it, and repurpose it as an asset to the community. They plan to have a good mix of uses proposed, including Oaknoll which will be expanding their presence in Iowa City, and other potential for new residential and commercial opportunities in that part of the community. Long noted this application is just the first 100 acres, they have 300 more.

Tom Martinez (Greater Iowa City Incorporated) stated that on behalf of the Greater Iowa City Incorporated he would like to register their support for the approval of the preliminary plat for Kestrel Hills Community at the former ACT campus site. This project represents a significant opportunity for Iowa City and the region, the redevelopment of this site will transform a single user corporate campus into a vibrant, mixed-use district that expands housing availability and supply, creates new opportunities for businesses, preserves the natural amenities, and strengthens Iowa City's economic competitiveness. Greater Iowa City supports this project because it aligns with their regional goals of attracting investments, expanding housing, supporting business growth and creating places where people want to both live and work. They appreciate the collaboration among the City, the development team, and community stakeholders, and respectfully encourage the Commission to recommend approval of the preliminary plat.

Bill Synan (833 Cypress Court) stated overall it's a good plan and looks very promising, he just wanted to mention that ideally it would be nice if Lot 12 was not included right now with the whole other plan, since it's not really contiguous with the main campus. It's across the street and it abuts up next to part of Hickory Hill Park, and getting in and out of that area is maybe a little bit tricky, because of being right on First Avenue. He noted it would be nice to see that presented separately for more discussion for the community since that part is more of a residential community.

Wade closed the public hearing.

Beining moves to recommend approval of SUB25-0006, a preliminary plat of Kestrel Hills Community, a 109-acre subdivision to create 14 developable lots and two outlots for private open space.

Atkins seconded the motion.

Townsend noted concerns about more commercial buildings when there are so many in Iowa City that are vacant, and as everyone knows they don't have enough residential property right now. So her only concern is that there is not more residential areas and less commercial.

Davies stated a lot of these are mixed-use so they could have residential applications and sees no reason to oppose. It seems like a really good use around that core ACT campus repurposing, and a good use of private open space. He is overall generally supportive of this project.

Beining agreed it looks like a good use of land with a lot of opportunity for impact with both commercial as well as residential, and it looks like it's thought out pretty well with the connectivity.

Wade asked for clarification on Lot 12, and if it will come back to the Commission when it's decided what will be built there. Russett stated Lot 12 was part of the rezoning to interim development so it will come back to the Commission for rezoning before anything can be built on it.

A vote was taken and the motion passed 5-0 (Elliott recused).

Elliott rejoined the meeting.

CONSIDERATION OF MEETING MINUTES: JUNE 17, 2026:

Davies moved to approve the meeting minutes from June 17, 2026. Townsend seconded the motion, a vote was taken and the motion passed 4-0-2 (Elliott and Atkins abstained).

PLANNING AND ZONING INFORMATION:

None.

ADJOURNMENT:

Atkins moved to adjourn, Townsend seconded and the motion passed 6-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2025-2026**

	7/2	7/16	8/6	8/27	9/3	10/15	11/5	11/19	12/3	12/17	2/4	2/18	3/4	5/6	6/17	7/1
ATKINS, COLETTE	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	X	X	X	X	O/E	X
BEINING, KALEB	X	O	X	X	O	O	X	X	X	X	X	X	X	X	X	X
DAVIES, JAMES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ELLIOTT, MAGGIE	X	O/E	X	X	O/E	X	O/E	X	X	X	X	X	X	X	O/E	X
MILLER, STEVE	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	O/E	O/E
QUELLHORST, SCOTT	X	X	X	O/E	X	O/E	X	X	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
TOWNSEND, BILLIE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
WADE, CHAD	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY:

X = Present

O = Absent

O/E = Absent/Excused

-- = Not a Member



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Public Art Advisory Committee: June 4

Attachments: [Public Art Advisory Committee: June 4](#)

Minutes
Public Art Advisory Committee
June 4, 2026
Emma J. Harvat Hall

Public Art Advisory Committee

Members Present: Ron Knoche, Anita Jung, Sophie Donta, Aaron Moseley, Steph Brunia, Sue Thompson, Lauren Lessing, Juli Seydell Johnson

Members Absent: Leslie Finer

Staff present: Rachel Kilburg Varley

Public Present: None

Call to Order

Jung called the meeting to order at 3:33 p.m.

Public Discussion of Any Item Not on the Agenda

None.

Consider minutes of the May 7, 2026 PAAC meeting.

Johnson moved and Donta seconded that the minutes from the May 7, 2026 meeting be approved. Motion passed (8-0).

2026-2028 Sculptor's Showcase Selections

Kilburg Varley reviewed the scoring system, noting that the 1–3 scale means lower averages indicate higher Committee support. She walked the Committee through the score distribution: Point of Reference, Asteria, and River Siren emerged as clear frontrunners. Walking Man and Quill 2 fell into a broadly acceptable middle tier. Relief Release, Spindrift, Daydream Believer, Dance Diagram, and Purple in Nature averaged 1.8–1.9 with relatively balanced distributions, and Flight and Crossroad scored similarly to one another in a third grouping.

Kilburg Varley flagged a correction: the photos for Northing and Walking Man had been swapped on the score sheet, though the correct images were in the project folder. Members confirmed they had scored from the folder images.

Eight pads are available for the cycle, with submissions from seven artists, including two new applicants: Jorgensen and Shauls. Members discussed prioritizing artist variety and giving the new applicants a place in the cycle alongside the top-scoring pieces.

The Committee discussed their preferred artworks and locations for each.

Final selections and pad numbers/locations decided by the Committee are as follows:

- Quill II – 3 (Riverfront Crossings Park)

- Flight – 4 (Riverfront Crossings Park)
- Relief, Release – 8 (Scott Park)
- Dance Diagram – 5 (Mercer Park)
- River Siren – 7 (Iowa River Trail)
- Asteria – 2 (Riverfront Crossings Park)
- Point of Reference – 6 (Iowa River Trail)
- Walking Man – 1 (Terry Trueblood Recreation Area)

Thompson moved, Donta seconded to approve the 2026–2028 Sculpture Showcase selections and locations as discussed. Motion passed (8-0).

Consider Budget Approval of Rita Dove Plaque Replacement (Iowa Avenue Literary Walk)

Kilburg Varley reported that the Rita Dove plaque had been located by City staff prior to the day's meeting. The plaque had been removed during a construction project and had not previously been recovered. A second plaque in the same block, knocked out during snow removal, also needs to be reinstalled. With the plaque recovered, recasting is not required and no budget action is needed at this time. Staff will arrange for reinstallation of both plaques.

Set FY2027 Public Art Budget Priorities

Kilburg Varley reviewed the proposed FY27 budget priorities and reminded the Committee that, per City finance policy, only encumbered funds (matching grant program contracts and contracted restoration projects) may carry over into the new fiscal year.

Proposed FY27 priorities included \$15,000 for the Public Art Matching Grant Program (consistent with prior years), the 2026–2028 Sculpture Showcase (which lands in FY27 under the two-year cycle), an allocation split between the Opportunity Fund and maintenance projects, \$500 for the Longfellow Tunnel Mural Project, and a small miscellaneous set-aside for plaques and printing.

The Committee discussed a possible reallocation of \$5,000 from the Opportunity Fund to the Matching Grant Program (bringing it to \$17,000). Consensus was to retain flexibility within the proposed framework rather than reallocate at this stage, with the option to revisit during the March 2027 grant cycle. Members noted that the Opportunity Fund's flexibility has proven valuable, citing the One Earth mural as a recent example of an opportunity that benefited from available capacity.

Members also discussed approximately \$8,000 in FY26 unspent funds that cannot be carried over. The Committee considered whether the unspent funds could be used to supplement underfunded 2026 Public Art Matching Grant recipients, noting that several projects had been only partially funded at the March 2026 meeting.

The Committee agreed that the appropriate course was to schedule a special meeting in late June 2026 to consider the matter, in lieu of the regular July meeting.

Direction to staff:

1. Notice a special PAAC meeting in late June 2026, with an agenda item revisiting the 2026 Public Art Matching Grant awards.
2. Provide the Committee with a list of the most highly ranked projects that were not fully funded in the March 2026 cycle.
3. Contact those grantees to confirm continuing need and document remaining receipts.

No formal motion was taken on the FY27 budget priorities; the Committee accepted the proposed priorities as discussed.

Staff & Ex-Officio Updates

Stanley Museum of Art

Lessing reported that the Black Gold Tapestry exhibition has been extended into July due to popular demand. Jiha Moon's lobby mural concludes its run next week, with a work by Steve Erickson (retired Stanley exhibition designer) installing in July. The Stanley will co-host the National Association of Academic Museums and Galleries (NAAMG) conference the following week, bringing approximately 300 museum professionals to Iowa City.

One Earth Mural — Ribbon Cutting

Kilburg Varley reported that the One Earth mural ribbon cutting was held May 22 at the Capitol Street Parking Ramp, with strong attendance.

Hello Lamp Post — Irving Weber Activation

The Irving Weber Hello Lamp Post activation is in its final stages and is expected to launch the following week. Signage will be installed and the platform will be available for public conversations. Kilburg Varley encouraged Committee members to share the launch.

Old Post Office Gallery (Senior Center) — Emerging Artist Round

Kilburg Varley noted that the emerging artist round previously discussed for the Old Post Office gallery had not advanced on the original spring timeline due to staff capacity constraints. She committed to bringing the item back to an upcoming agenda. Members suggested a fall call may be a better fit for engaging student artists when school is in session.

Pedestrian Mall Bench Painting

Seydell Johnson painted one of the Pedestrian Mall benches, near the Ped Mall playground, in a Norwegian rosemaling design.

Adjournment

Knoche moved, Brunia seconded to adjourn the meeting. Motion passed (8-0). Meeting adjourned at 4:18 p.m.

Note: A special meeting will be noticed for June 25, 2026 in lieu of the regular July meeting, with the 2026 Public Art Matching Grant revisit as a noticed agenda item.

**Public Art Advisory Committee
Attendance Record
2025-2026**

Name	Term Expires	7/10/25	9/4/25	10/2/25	11/6/25	12/4/25	1/8/26	2/5/26	3/5/26	4/2/26	5/7/26	6/4/26
Ron Knoche	N/A	X	X*	X*	X	X	X	X	X	X	X	X
Juli Seydell-Johnson	N/A	---	X*	X	X	X	X	X	X*	X	O/E	X
Lauren Lessing	---	---	---	---	---	---	---	---	---	---	X	X
Andrea Truitt	12/31/25	X	X	X	X	X	---	---	---	---	---	---
Anita Jung	6/30/26	X	X	X	X	X	X	X	X	X	X	X
Nate Sullivan	6/30/26	X	X	O/E	O/E	O	O	O	O	---	---	---
Leslie Finer	12/31/26	X	X	O/E	X	X	X	X	X	X	X	O/E
Rachel Kinker	12/31/27	X	X	X	---	---	---	---	---	---	---	---
Sophie Donta	12/31/26	X	O/E	X	X	X	X	X	X	X	X	X
Stephanie Brunia	12/31/25	X	X	X	O/E	O/E	---	X	X	X	X	X
Susan Thompson	12/31/28	---	---	---	---	---	O/E	X	O/E	X	X	X
Aaron Mosely	12/31/28	---	---	---	---	---	X	O/E	X	X	X	X

Key:

X = Present
X* = Delegate attended
O = Absent
O/E = Absent/Excused
--- = Not a member



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Senior Center Commission: June 18

Attachments: [Senior Center Commission: June 18](#)

MINUTES
SENIOR CENTER COMMISSION
June 18, 2026
Room 311, Iowa City Senior Center

Members Present: Kate Milster, Lee McKnight, Emily Griffin, Jon Stahmer, Bertie Weikert

Members Absent: Nancy Ostrognai, Betty Ross

Staff Present: LaTasha DeLoach, Kristin Kromray

Others Present: None

CALL TO ORDER:

The meeting was called to order by McKnight at 4:00 PM.

RECOMMENDATIONS TO COUNCIL:

None.

APPROVAL OF MINUTES FROM THE MAY 21, 2026, MEETING:

Motion: To accept the minutes from the May 21, 2026 meeting as amended.
Motion carried on a 5/0 vote. Weikert/Milster

PUBLIC DISCUSSION:

None.

OPERATIONAL OVERVIEW:

DeLoach reported the Beakers Brothers concert was well attended even with rain bringing the event inside from the park. The Senior Center's partnership with the Iowa City Public Libraries Stories Across Generations pen pal program is full of participants in both age groups. The new member Welcome Social went well. The Senior Center now has mobile assistive hearing devices for tours. The Queer Elders will be in the Pride parade. The AmeriCore volunteers for Green Iowa will be doing an induction cooking demo. The gourd art classes are very popular. There will be some programming around the 250th Anniversary of the Declaration of Independence on July 6th. The Johnson County Conservation Department will be having a series of programs this summer including a hike at Kent Park. The Eric Morton Papers presentation will be available again on July 27th.

Milster asked about the kitchen. DeLoach communicated the history of the kitchen. The Senior Center only ever provided the commercial kitchen space for the organizations who had grants for the congregate dining and meals on wheels programs. The kitchen was largely deconstructed for the current HVAC project. This space will be included in the interior renovations.

Track lighting for the 3rd floor gallery area will be installed soon. New speakers and some upgrades to digital controls in the Assembly Room have been installed and a new projector will be installed that is being funded through Friends of the Senior Center.

COMMISSION OVERVIEW:

Milster commented she appreciates the updated technology. Weikert praised the Device Advice group from the University of Iowa. Milster also noted appreciation of Frank Murry who has been the volunteer for the Cinema Salon.

Milster asked if there are programs that would be good for her to attend as a commissioner.

Commissioner Griffin exited the meeting.

DeLoach noted that any of the larger public events would be great to have commissioner support at and discussed specific events that may be a good fit.

Meeting Adjourned.

Senior Center Commission Attendance Record

Name	Term Expires	7/17/25	8/21/25	9/18/25	10/23/25	11/20/25	12/18/2025	1/15/2026	2/19/26	3/19/26	4/16/26	5/21/26	6/18/26
Jay Gilchrist	12/31/25	X	X	X	O/E	X	X	--	--	--	--	--	--
Emily Griffin	12/31/28	--	--	--	--	--	--	X	X	NM	X	X	X
Mary McCall	12/31/27	O/E	X	X	O/E	O/E	--	--	--	--	--	--	--
Lee McKnight	12/31/27	X	X	X	X	X	X	X	X	NM	X	O/E	X
Kathryn Milster	12/31/27	X	X	X	X	X	X	X	X	NM	X	X	X
Nancy Ostrognai	12/31/26	X	X	X	X	X	X	X	O/E	NM	O/E	X	O/E
Warren Paris	12/31/25	X	X	X	X	X	X	--	--	--	--	--	--
Betty Rosse	12/31/26	X	X	X	X	X	X	O	X	NM	O/E	X	O
Jon Stahmer	12/31/28	--	--	--	--	--	--	X	X	NM	X	X	X
Bertie Weikert	12/31/27	--	--	--	--	--	--	--	--	--	--	X	X

Key: X =Present

O =Absent

O/E =Absent/Excused

NM =No meeting

-- = Not a member



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution approving the settlement of pending litigation.

Prepared By:	Liz Craig, Assistant City Attorney
Reviewed By:	Eric Goers, City Attorney Geoff Fruin, City Manager Ron Knoche, Director of Public Works
Fiscal Impact:	\$75,000, payable out of the City's Water Loss Reserve Account No. 82310623 - 437050
Staff Recommendation:	Approval
Commission Recommendations:	NA
Attachments:	Resolution Settlement Agreement

Executive Summary:

This item approves a settlement agreement negotiated by staff to resolve litigation filed by homeowners against the City related to a water main break. The total settlement amount is \$75,000.

Background / Analysis:

The settlement agreement pertains to a claim asserted by the owners of 718 Walnut Street for damages resulting from a water main break on August 10, 2025. The settlement will release the City and its officers from all common law, statutory, and other causes of action related to owners' claims. The settlement total of \$75,000 includes payment for damage caused by the water main break. The payment will be taken from the City's Water Loss Reserve Account No. 82310623 - 437050. The settlement agreement does not constitute an admission of liability but reflects a mutual agreement to resolve an ongoing dispute, avoiding a prolonged and expensive legal conflict.

Resolution No. _____

Resolution approving the settlement of pending litigation.

Whereas, Scott McDonough, Lisa McDonough, Mae McDonough and Walter McDonough filed a lawsuit on October 23, 2025 in Iowa District Court for Johnson County, No. LACV068978, against the City of Iowa City, alleging damage to their property at 718 Walnut Street from a water main break; and

Whereas, the parties have come to a mutual agreement to settle the ongoing dispute, avoiding a prolonged and expensive legal conflict; and

Whereas, the City will pay a total sum of \$75,000 in settlement of the dispute.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The above-named litigation should be and is hereby settled and ratified for the total sum of \$75,000 as set forth in the attached Settlement Agreement.
2. The City Council for the City of Iowa City hereby approves the Settlement Agreement as being in the best interests of the City of Iowa City and the parties involved, ratifies said settlement as provided by law, and confirms that said settlement is hereby ratified, contingent upon dismissal of the litigation.
3. The Mayor is authorized to execute the attached Settlement Agreement, and the City Attorney is delegated authority to take all steps necessary to effectuate the settlement.

Passed and approved this _____ day of _____, 20____.

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

Alter

Bergus

Harmsen

Moe

Salih

Teague

Weilein

SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is entered into by and between Plaintiffs Scott J. McDonough, Lisa J. McDonough, Mae S. McDonough, and Walter S. McDonough (collectively, the "McDonoughs"), and Defendant the City of Iowa City, Iowa (the "City"). The McDonoughs and the City are each a "Party" and together the "Parties."

RECITALS

- A. The McDonoughs' property at 718 Walnut Street, Iowa City, Iowa was damaged when a City water main broke and flooded the property (the "Water Main Break").
- B. The McDonoughs sued the City in the Iowa District Court for Johnson County, Case No. LACV086978 (the "Lawsuit"), seeking damages arising from the Water Main Break.
- C. The Parties mediated their dispute and have agreed to resolve it on the terms below.

NOW, THEREFORE, in consideration of the mutual promises in this Agreement, the Parties agree as follows:

1. **Settlement Payment.** The City shall pay the McDonoughs the total sum of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) (the "Settlement Payment") in full settlement of the claims released below. The City will not be liable in any manner for the distribution, division, or payment of any portion of these funds.
2. **Taxes.** The McDonoughs are solely responsible for any and all tax liability related to this payment and will defend, indemnify, and hold harmless the City from any such tax liability.
3. **City Council Approval.** The date the Council approves this Agreement is the "Approval Date." If the Council fails to approve this Agreement then the Parties return to their respective positions as they existed immediately before this Agreement, except that, the Parties agree that all case deadlines will be stayed and extended by and until at least thirty days after the date the Council considers this Agreement.
4. **Time and Manner of Payment.** The City shall pay the Settlement Payment to the McDonoughs within fourteen (14) days after the Approval Date. If the City fails to pay the Settlement Payment within that period, interest shall accrue on the unpaid amount at the Iowa judgment rate under Iowa Code § 535.3 from the Approval Date until paid in full.
5. **Release by the McDonoughs.** Effective only upon the McDonoughs' actual receipt of the Settlement Payment, the McDonoughs release and forever discharge the City and its officers, employees, agents, insurers, and elected officials from any and all claims, demands, and causes of action, known or unknown, that the McDonoughs have or may have arising out of or relating to the Water Main Break, including all claims that were or could have been asserted in the Lawsuit. This release does not extend to, and the McDonoughs do not release, (a) the Parties' rights and obligations under this Agreement, or (b) any claim unrelated to the Water Main Break.

6. **Lienholders; Indemnification.** The McDonoughs represent that they do not know of any person or entity that has paid any amount on their behalf that would be entitled to recover as a lienholder or subrogee against the City. If such lienholder, subrogee, or any person/entity with a third party interest exists, the McDonoughs agree to satisfy those third-party interests out of the settlement proceeds and further agree to defend, indemnify, and hold harmless the City for any claims or interests that are asserted. Such indemnification shall include, without limitation, any and all attorney fees, court costs, and any and all other costs and expenses. The McDonoughs further represent that they have not assigned their claim to any other person.
7. **Permit for work performed.** Within 14 days of the Approval Date, the McDonoughs shall make arrangements for an excavation permit to be obtained by the contractor for the work performed in the Right of Way to replace the sewer line. The permit will be issued by the City at no cost to the McDonoughs or the contractor. **Dismissal of the Lawsuit.** Within seven (7) days after the McDonoughs receive the Settlement Payment, the McDonoughs shall dismiss the Lawsuit with prejudice, each Party to bear its own court costs.
8. **Mediation Fees.** The Parties shall equally split the mediation fees of mediator Craig Nierman, with McDonoughs collectively paying half and the City paying half.
9. **No Admission of Liability.** This Agreement is a compromise of disputed claims. It is not, and shall not be construed as, an admission of liability or fault by any Party.
10. **Attorney Fees and Costs.** Each Party shall bear its own attorney fees and costs.
11. **Governing Law.** This Agreement is governed by and construed under the laws of the State of Iowa.
12. **Entire Agreement; Counterparts.** This Agreement is the entire agreement between the Parties concerning its subject matter and supersedes all prior negotiations and understandings. It may be amended only by a writing signed by all Parties. It may be signed in counterparts, and electronic or scanned signatures shall have the same effect as originals.
13. It is the intent of the McDonoughs and the City to end any dispute between them pertaining to the matters described in this Agreement. This Agreement should be broadly construed to achieve this intent. The terms, provisions, representations, and remedies contained in this Agreement shall be enforceable to the fullest extent permitted by law. If any term of this Agreement is found to be invalid or unenforceable, then such term shall be construed in a manner permitting its enforcement to the fullest extent allowed by the law. In any case, the remaining provisions of this Agreement other than those which have been held invalid, illegal, or unenforceable, shall not be affected or impaired and shall remain in full force and effect. This Agreement will not be construed either in favor of one party or against one party, but rather pursuant to the fair and reasonable interpretation of the language used.
14. **Authority.** Each person signing this Agreement represents that he or she is authorized to sign it and to bind the Party for whom he or she signs.

The Parties sign this Agreement on the dates written below.

PLAINTIFFS:

Scott J. McDonough
Scott J. McDonough
Date: 8-10-26

Lisa J. McDonough
Lisa J. McDonough
Date: 8-10-26

Mae S. McDonough
Mae S. McDonough
Date: 8-10-26

Walter S. McDonough
Walter S. McDonough
Date: 8-10-26

DEFENDANT CITY OF IOWA CITY, IOWA:

By: _____
Title: _____
Date: _____



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution approving Iowa City's federal Section 5310 grant application to support paratransit operations.

Prepared By:	Darian Nagle-Gamm; Transportation Services Director
Reviewed By:	Chris O'Brien; Deputy City Manager Jennifer Schwickerath; First Assistant Attorney
Fiscal Impact:	Up to \$63,599 in revenue to support paratransit operations
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution

Executive Summary:

Paratransit services in Iowa City continue to be a vital component of the City's transportation services, providing essential mobility for seniors and individuals with disabilities. The City contracts these services through Johnson County SEATS. In FY26, paratransit operating costs exceeded \$2.8 million, supported in part by \$238,694 in previously awarded federal Section 5310 funding. The City is now seeking an additional \$63,599 in remaining federal Section 5310 COVID-relief funds to help offset these costs and maintain reliable, accessible service for the community.

Background / Analysis:

The Iowa Department of Transportation has made available \$63,599 in remaining federal Section 5310 COVID-relief funding for large urban systems, and Iowa City is seeking these one-time funds to support rising costs associated with contracted ADA paratransit service. Paratransit demand continues to grow, increasing from 76,806 rides in FY24 to 89,458 rides in FY26, driven largely by an aging population and strong regional demand for medical transportation. Operating expenses have increased accordingly, rising from \$2.46 million in FY24 to \$2.81 million in FY26 due to increased operational costs and inflationary pressures. Although Iowa City will receive \$238,694 in Section 5310 formula funding this fiscal year, these dollars cover less than 10 percent of total program costs, leaving more than 90 percent to be supported by local revenues. The requested COVID-relief funding will offset expenses, help maintain current ADA service levels, and continue to provide essential access to healthcare, employment, and daily needs for seniors and individuals with disabilities.

Resolution No. _____

Resolution approving Iowa City's federal Section 5310 grant application to support paratransit operations

Whereas, the Iowa Department of Transportation offers financial assistance to local governmental units for their public transportation systems; and

Whereas, the Iowa Department of Transportation has further announced the availability of remaining Federal Transit Administration (FTA) COVID-relief funds consisting of \$63,599 in urban and regional Section 5310 funding used to support paratransit operations; and

Whereas, the COVID-relief grant funds are 100 percent federal with no local match requirement and must be expended within one year of award; and

Whereas, the Iowa DOT requires governing board resolutions to accompany all funding applications, with provisions allowing resolutions to be submitted after the application deadline due to the expedited timeline; and

Whereas, the City of Iowa City applied for the funding on Friday, July 24th, 2026; and

Whereas, the Iowa DOT will score all submitted applications and present recommended projects to the Iowa Transportation Commission for approval in August; and

Whereas, the City Council finds that the public interest will be served by the submission of the Section 5310 grant application to support paratransit operations.

Now, Therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The City of Iowa City City Council approves submission of the application for additional federal Section 5310 funding.
2. The City Manager is hereby designated as the Chief Executive Officer and authorized to act on behalf of the City of Iowa City in connection with Section 5310 grant funding.
3. The City Manager of Iowa City or designee is hereby authorized and directed to submit the Section 5310 federal grant application to the Iowa Department of Transportation and is further authorized and directed to provide all the necessary certifications or documents required by the Iowa Department of Transportation.

Passed and approved this 18th day of August, 2026.

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

AYES:

NAYS:

ABSENT:

Alter
Bergus
Harmsen
Moe
Salih
Teague
Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution authorizing the acquisition of the property interests necessary for construction of the Benton Street Culvert Replacement Project.

Prepared By:	Jon Resler - Engineering Division
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager Liz Craig - Assistant City Attorney
Fiscal Impact:	Funding will be via the Benton Street Bridge Replacement, Account #S3990.
Staff Recommendation:	Approval
Attachments:	Resolution Exhibit

Executive Summary:

Design for the Benton Street Culvert Replacement Project has been completed to the point where the identification of temporary construction easement and right-of-way acquisition needs within the project corridor are complete. These acquisitions are needed for construction of the new box culvert.

Background / Analysis:

This project includes the replacement of the box culvert on Benton Street over Ralston Creek located between Gilbert Street and Dubuque Street. The project will replace an aging and deficient culvert dating back to 1916 with a new cast-in-place box culvert. In addition to replacement of the culvert, other improvements to the area include: widened sidewalks across the structure, ornamental metal guardrail to match recently constructed bridges, roadway replacement, sidewalk replacement, stream bank stabilization, utility adjustments, and curb ramp improvements. The project will be designed, let, and constructed according to Iowa Department of Transportation (DOT) Standards and supplemented with the City of Iowa City Design Standards.

Resolution No. _____

Resolution authorizing the acquisition of property interests necessary for construction of the Benton Street Culvert Replacement Project.

Whereas, the City of Iowa City desires to construct the Benton Street Culvert Replacement Project ("Project") which includes the replacement of the box culvert, widened sidewalks across the structure, ornamental metal guardrail to match recently constructed bridges, roadway replacement, sidewalk replacement, stream bank stabilization, utility adjustments, and curb ramp improvements; and

Whereas, the City Council has determined that construction of the Project is a valid public purpose under State and Federal law, and has further determined that acquisition of certain property rights is necessary to construct, operate and maintain the proposed project; and

Whereas, the City staff has determined the location of the proposed Project; and

Whereas, City staff should be authorized to acquire necessary property rights at the best overall price to the City; and

Whereas, funds for this project are available in the Benton Street Bridge account #S3990.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The City Council finds that it is in the public interest to acquire property rights by warranty deed, quit-claim deed, and/or easement for the construction of the Benton Street Culvert Replacement Project which Project constitutes a public improvement under Iowa law. The City Council further finds that acquisition of said property rights is necessary to carry out the functions of the Project, and that such Project constitutes a valid public purpose under state and federal law.
2. The City Council hereby approves the site location of this public improvement project, as shown in the attached Exhibit "A", attached hereto and incorporated herein by this reference.
3. The City Manager or designee is hereby authorized and directed to negotiate the purchase of property rights by warranty deed, quit-claim deed and/or easement for the construction, operation and maintenance of the Project. The City Manager or designee is authorized to sign purchase agreements for the purchase of property and/or easements, and offers to purchase property and/or easements.
4. The City Manager or designee, in consultation with the City Attorney's Office, is authorized and directed to establish, on behalf of City, an amount the City believes to be just compensation for the property to be acquired, and to make an offer to purchase the property for the established fair market value.
5. In the event negotiation is successful, the Mayor and City Clerk are hereby authorized to execute and attest easement agreements and agreements in lieu of condemnation. The City Attorney is hereby directed to take all necessary action to complete said transactions, as required by law.
6. In the event the necessary property rights for the Project cannot be acquired by negotiation, the City Attorney is hereby authorized and directed to initiate condemnation proceedings for

Resolution No. _____

Page 2

acquisition of any and all property rights necessary to fulfill the functions of the Project, as provided by law.

Passed and approved this _____ day of _____, 20____

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

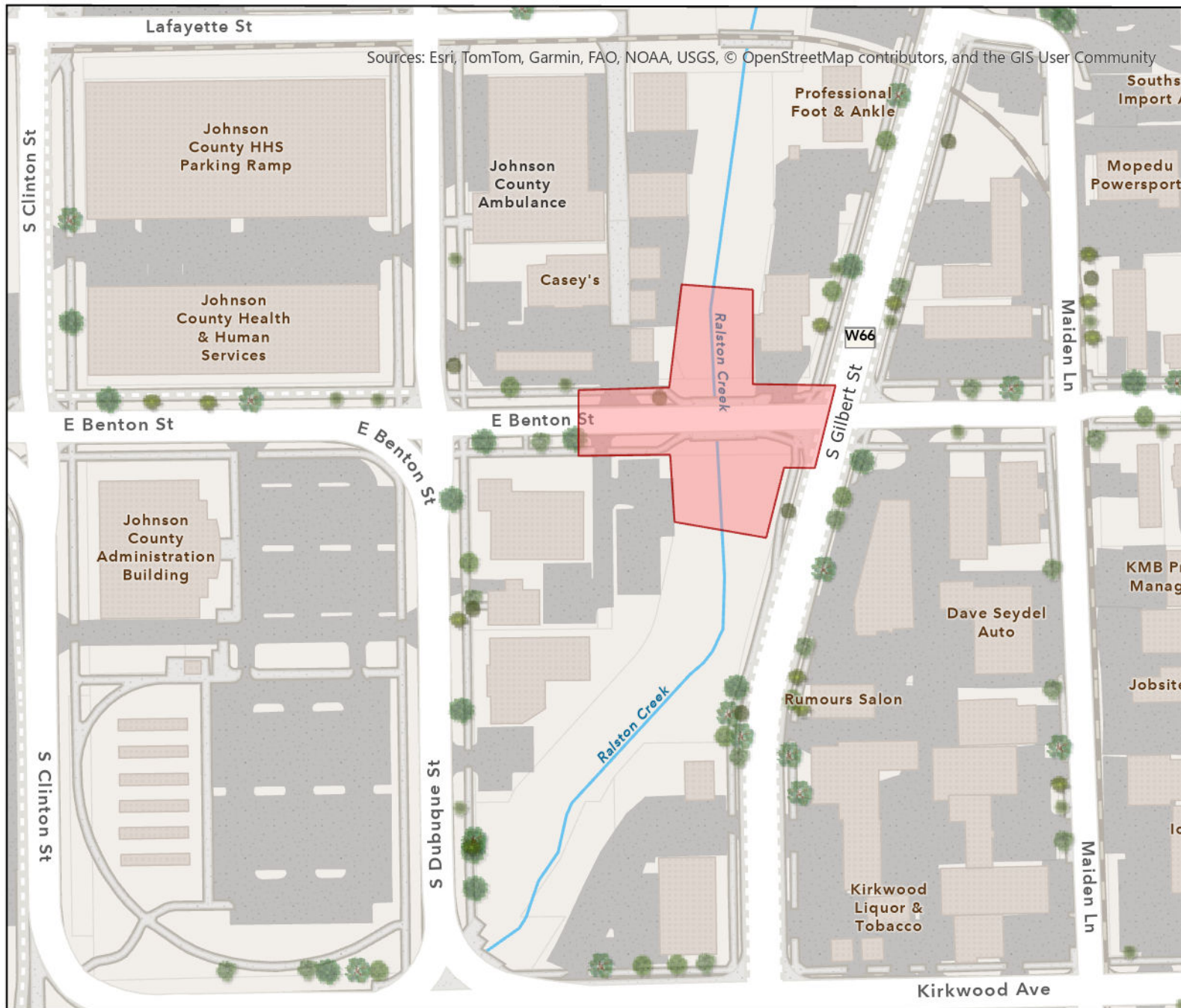
It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

Alter
Bergus
Harmsen
Moe
Salih
Teague
Weilein



CITY OF IOWA CITY

ENGINEERING DIVISION

410 E WASHINGTON STREET
IOWA CITY, IOWA 52240
319.356.5140 | ICGOV.ORG



Exhibit A - Project Area E Benton St Over Ralston Creek Replacement Project

0 150 Ft



The data sets and/or maps being displayed are not legally recorded maps or surveys and are not intended to be used as such. The source data is a unique compilation of records, information, and data from various sources and should be used for general reference only.

Publish Date: 08/11/2026



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution accepting the work for the Fire Station 1 and City Hall 3rd Floor Renovation Project.

Prepared By: Michelle Riedinger - Senior Facilities Design and Construction Manager

Reviewed By: Jason Havel - City Engineer
Ron Knoche - Public Works Director
Geoff Fruin - City Manager
Sara Greenwood - Assistant City Attorney

Fiscal Impact: None.

Staff Recommendation: Approval

Attachments: [Engineer's Report](#)
[Resolution](#)

Executive Summary:

Work on the project was recently completed by Swanson Construction Co. of Bettendorf, Iowa in substantial accordance with the plans and specifications. The Engineer's Report and Performance, Payment and Maintenance Bond are on file with the City Clerk.

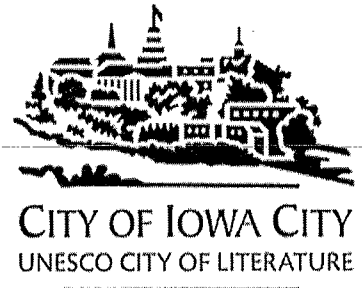
Project Estimated Cost:	\$900,000.00
Project Estimated Cost:	\$575,000.00
Project Actual Cost:	\$660,328.87

There were four (4) change orders on this project, which included fixture and finishes changes, a new sink and countertop, fire alarm and data revisions, electrical and HVAC revisions and other related work.

Background / Analysis:

This project generally included demolition of existing sleeping partitions and bathrooms and reconstruction of 8 bedrooms, 3.5 bathrooms and a wellness room within Fire Station 1. Within the 3rd Floor of City Hall, the project included selective demolition of walls to prepare for construction of 4 new offices, replacement of carpet and lights on entire floor and painting of all walls. Acceptance of this project was previously deferred at the June 2, 2026 Council meeting.

ENGINEER'S REPORT



April 27, 2026

City Clerk
Iowa City, Iowa

Re: Fire Station 1 and City Hall 3rd Floor Renovation Project

Dear City Clerk:

I hereby certify that the construction of the Fire Station 1 and City Hall 3rd Floor Renovation Project has been completed by Swanson Construction Co. of Bettendorf, Iowa in substantial accordance with the plans and specifications prepared by Slingshot Architecture and Shive-Hattery.

The project was bid as a lump sum contract and was awarded for \$575,000.00. The final contract price is \$ 660,328.87.

There were a total of four (4) Change Orders for the project.

Change Order 1 (Fire Station 1)	\$22,784.94
• Demo nonfunctioning control unit, add fitness room finishes, hydronic piping change, increase wet wall depth, add fire damper, modify existing bridging, and electrical changes	
Change Order 2 (City Hall 3 rd Floor)	\$14,578.23
• Add 5 VAV valves, patch and spray texture addition, and switching in office storage space	
Change Order 3 (City Hall 3 rd Floor)	\$32,179.84
• Remove hallway switch and patch drywall, add sink and counter top, revise test and balance, drywall repair, fire alarm changes, data wire and termination, sound dampening for transformer, add patching and texture, add dimmer switches, and reinstallation of existing fixtures	
Change Order 4 (Fire Station 1)	\$15,785.86
• Testing and balance add, station alerting and data revisions, floor leveling in room 204, add fire pole room finishes, add bathroom faucet outlet, change shower fixtures, add pull handles to lockers, and additional paint	

Total	\$85,328.87
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I recommend that the above-referenced improvements be accepted by the City of Iowa City.

Sincerely,



Jason Havel, P.E.
City Engineer

Resolution No. _____

Resolution accepting the work for the Fire Station 1 and City Hall 3rd Floor Project

Whereas, the Engineering Division has recommended that the work for construction of the Fire Station 1 and City Hall 3rd Floor Project, as included in a contract between the City of Iowa City and Swanson Construction Co. of Bettendorf, Iowa, dated January 14, 2025, be accepted; and

Whereas, the Engineer's Report and the Performance, Payment and Maintenance Bond have been filed in the City Clerk's office; and

Whereas, funds for this project are available in the Rehab of Sleeping Areas and Alerting System Station 1 account # Z4413 for the Fire Station portion of the project and the Engineering Remodel account # R4428 for the 3rd Floor portion of the project; and

Whereas, the final contract price is \$660,328.87.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. Said improvements are hereby accepted by the City of Iowa City, Iowa.
2. No later than 14 calendar days after this final acceptance of the improvement, the City Clerk shall send a copy of this resolution, including the date it was approved, to the principal contractor, the surety on any bond given for the performance of the contract, and any claimant for labor or material who has filed a claim, in accordance with Iowa Code Section 573.16(1)(b).

Principal Contractor: Swanson Construction Co.
3400 Towne Point Dr
Bettendorf, IA 52722

Surety: Holmes, Murphy and Associates LLC
2727 Grand Prairie Parkway
Waukee, IA 50263

Passed and approved this _____ day of _____, 20____

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

_____ Alter
_____ Bergus
_____ Harmsen
_____ Moe
_____ Salih
_____ Teague
_____ Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution setting public hearing on September 1, 2026 on amending the Fiscal Year 2027 Operating Budget.

Prepared By:	Nicole Davies, Finance Director
Reviewed By:	Geoff Fruin, City Manager Liz Craig, Assistant City Attorney
Fiscal Impact:	FY27 budget revisions are funded through new revenues or available fund balance.
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Notice of Public Hearing FY27 Budget Amendment #1 Resolution

Executive Summary:

The Finance Department requests the City Council to set a public hearing for consideration of amending the fiscal year 2027 annual budget on September 1, 2026. This is the first budget amendment for fiscal year 2027.

Background / Analysis:

Budget amendments are submitted to the Finance Department and reviewed for approval by the Finance Director and City Manager. Requests to carry appropriations over from one year to the next are also submitted and approved in the same manner. A formal recommendation for a budget amendment is then prepared for City Council approval.

The State of Iowa allows cities to amend the annual operating budget for supplemental appropriation authority. These changes may include new or revised revenue and expenditure projections, transfers between funds, and capital improvement plan changes. Increased expenditures must utilize available fund balance or additional revenue sources, as the State does not allow amendments to increase property taxes. According to the City's financial policies, amendments to operating budgets will be made only in the following situations:

- emergency situations
- transfer from contingency
- expenditures with offsetting revenues or fund balance
- carry-over of prior year budget authority for expenses that had not been paid as of the end of the fiscal year.

This proposed budget amendment increases overall revenues and transfers-in by \$91,623,138, as shown on Line 15 of the attached notice (see Revenues & Other Financing Sources, lines 1-15). The increase of revenues being amended is for intergovernmental revenues, transfers in, miscellaneous and other financing sources. Intergovernmental revenues (line 9) are being increased by \$36,454,649, which primarily represents State and Federal grants on capital projects and HOME/CDBG and Pro Housing grant revenues that are being carried forward from the prior year. Other Financing Sources (line 13) is being amended by \$27,252,305, which primarily represents loan funding for wastewater projects. Transfers in (line 14) and Miscellaneous (line 12) are being amended for capital improvement projects by \$18,814,425 and \$9,101,759, respectively.

The section entitled Expenditures & Other Financial Uses (lines 16-28) provides for an increase in appropriations of \$186,994,087. The majority of the increase in appropriations is for the Business Type/Enterprise program (line 25) and totals \$95,526,561. The increase in this program primarily reflects the carry forward of utility fund capital improvement projects from prior years. The next largest increase in appropriations is related to governmental capital improvement projects that are being carry forward from prior years (line 23) and total \$58,987,839. The last significant increase is for the Community and Economic Development program (line 20) and totals \$12,290,653. This primarily reflects the carry forward of appropriations for the Affordable Housing Fund, as well as, ARPA funding, CDBG/HOME programs and Pro Housing Grant.

The net budgeted result to fund balances is a reduction of \$95,370,949 (line 29). This reduction will be covered through excess fund balances and bond funds and will not affect property tax revenues or levies. The Notice of Public Hearing for the first budget amendment of fiscal year 2027 is attached to this memo along with a detailed list of the individual amendments.

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET				
City of IOWA CITY				
Fiscal Year July 1, 2026 - June 30, 2027				
The City of IOWA CITY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2027				
Meeting Date/Time: 9/1/2026 06:00 PM		Contact: Nicole Knudtson Davies		Phone: (319) 356-5085
Meeting Location: Emma Harvat Hall 410 E. Washington St. Iowa City, IA 52240				
There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals .				
REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	73,375,399	0	73,375,399
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	73,375,399	0	73,375,399
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	4,609,100	0	4,609,100
Other City Taxes	6	18,626,070	0	18,626,070
Licenses & Permits	7	2,162,800	0	2,162,800
Use of Money & Property	8	3,795,500	0	3,795,500
Intergovernmental	9	61,485,711	36,454,649	97,940,360
Charges for Service	10	58,223,252	0	58,223,252
Special Assessments	11	200	0	200
Miscellaneous	12	3,678,327	9,101,759	12,780,086
Other Financing Sources	13	19,249,300	27,252,305	46,501,605
Transfers In	14	59,189,500	18,814,425	78,003,925
Total Revenues & Other Sources	15	304,395,159	91,623,138	396,018,297
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	33,377,700	40,300	33,418,000
Public Works	17	14,492,900	0	14,492,900
Health and Social Services	18	665,600	0	665,600
Culture and Recreation	19	18,738,800	203,300	18,942,100
Community and Economic Development	20	13,459,000	12,290,653	25,749,653
General Government	21	16,267,600	1,131,009	17,398,609
Debt Service	22	18,755,100	0	18,755,100
Capital Projects	23	52,832,800	58,987,839	111,820,639
Total Government Activities Expenditures	24	168,589,500	72,653,101	241,242,601
Business Type/Enterprise	25	81,695,336	95,526,561	177,221,897
Total Gov Activities & Business Expenditures	26	250,284,836	168,179,662	418,464,498
Transfers Out	27	59,189,500	18,814,425	78,003,925
Total Expenditures/Transfers Out	28	309,474,336	186,994,087	496,468,423
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-5,079,177	-95,370,949	-100,450,126
Beginning Fund Balance July 1, 2026	30	135,697,777	0	135,697,777
Ending Fund Balance June 30, 2027	31	130,618,600	-95,370,949	35,247,651
Explanation of Changes: Amendment includes carryover of revenues and expenditures for projects in the CIP plan, as well as, expenditures carried forward for Black Lives Matter of \$610,100, CDBG/HOME of \$2,014,528, Affordable Housing of \$7,846,797 and ARPA of \$1,567,084.				

**Fiscal Year 2027
Budget Amendment #1**

<u>Org</u>	<u>Object</u>	<u>Project</u>	<u>Description</u>	<u>Amount</u>	<u>Program Line</u>
10130100	469190		Furniture	8,000.00	21
10210300	469190		Furniture	4,000.00	21
10310310	469190		Furniture	5,000.00	21
10550330	469190		Library Equipment	130,600.00	19
10550350	469190		Library Equipment	32,700.00	19
10550430	432080		Library Strategic Plan Consultant	25,000.00	19
10550430	469190		Library Equipment	15,000.00	19
<u>Carry-forwards</u>					
10110100	475010		Furniture	8,000.00	21
10130100	449280		21 S Linn Bank Lease Termination	50,000.00	21
10210410	448010		BLM	610,100.00	21
10210100	448070		Economic Development Opportunity Funds	244,233.04	21
10210100	432060		21 S Linn Consultation	28,218.00	21
10210515	448010		Public Art Projects	17,298.00	20
10210515	473010		Public Art Contraced Improvements	28,465.00	20
10210610	448010		Climate Action Grant	42,477.82	21
10210610	461030		Root For Tree Vouchers	5,000.00	21
10310400	469190		Furniture	1,503.97	21
10410426	442010		HVAC	19,300.00	16
10450200	469210		Firefighter Protective Equipment	21,000.00	16
10610220	442010		South District Properties Rehab	10,000.00	20
10610230	448090		GRIP	47,000.00	20
10610235	448010		Nonprofit Capital Grants	40,666.18	20
10610235	448010		Inclusive Economic Development	258,050.35	20
10610235	448010		SSMID Support	345,866.15	20
10610235	448010		SLFRF7- Qualified Pre-Apprenticeship RR	66,264.36	20
10610235	448010		SLFRF8 - Housing Stability Pilot RR	92,811.66	20
10610235	448010		SLFRF10 - CC Wage Enhancement RR	150,000.00	20
10610620	432060		Comp Plan & Zoning Consultant	95,392.22	20
10610620	448010		Historic Preservation Grants	20,000.00	20
21610320	448090		FY25 THF Rental Acquisition	42,720.00	20
21610320	490160		FY25 Fairmeadows Improvements	3,147.91	20
21610320	490160		FY26 Rental Rehab	75,000.00	20
21610330	448090		FY26 Housing Rehab	177,636.79	20
21610420	448060		FY26 CHDO Operations	18,900.00	20
21610420	448090		HOME	750,345.38	20
21610420	490160		FY26 TBRA	200,000.00	20
21610420	411000		FY26 Admin	9,300.00	20
21610420	448010		H0864 – Iowa Legal Aid	160,034.17	20
21610420	448010		Shelter House Supportive Services	429,686.92	20
21610420	448010		Shelter House Operations	20,686.00	20
21610410	411000		H0790 HOME ARP Admin	127,071.20	20
23610217	411000		Pro Housing Grant	219,856.88	20
23610217	432060		Pro Housing Grant	337,728.02	20
23610217	331100		Pro Housing Grant	(557,584.90)	9
23610230	448010		ARPA Interest	613,424.98	20
23610812	432060	68	Safe Streets for All	56,503.46	20
23610812	334900	68	Safe Streets for All	(56,503.46)	9
24210610	474420	70	PIEE Grant	90,976.00	21
24210610	331150	70	PIEE Grant	(72,780.80)	9
24210610	473010		Climate Action Initiatives	33,500.00	21
25490190	432080		Affordable Housing - LIHTC	190,000.00	20
25490190	448010		Affordable Housing - Opp Funds/Housing Security/Tailwinds	719,627.00	20
25490190	448090		Affordable Housing - Riverfront Crossings	6,937,170.00	20
25490194	473010		Demolish 804 S. Van Buren	30,000.00	20
71810120	474420		Barnacles	9,750.00	25
71810230	474240		Software	7,000.00	25
71810280	331100		8 Paratransit, 12 Diesel, 4 Hybrid Buses	(7,251,500.00)	9

71810280	331150	8 Paratransit, 12 Diesel, 4 Hybrid Buses	(2,140,400.00)	9
71810280	474250	8 Paratransit, 12 Diesel, 4 Hybrid Buses	10,395,200.00	25
73730130	473020 065	Lead Service Line Reimbursements	322,347.23	25
74740130	474420	Yard Waste Carts	44,173.03	25
75750121	463200	Cover Spray	10,350.19	25
75750121	474420	Equipment - Roll Off Containers	14,000.00	25
75750123	442030	Equipment - Compressor	12,066.84	25
75750123	443080	Equipment - Fans	23,754.86	25
81710510	474420	Software	14,000.00	X
81710510	467140	Equipment - Plow Blade	15,000.00	X
81710510	474420	Faster Web Upgrade	24,000.00	X
81710520	474230	Trucks	1,115,413.64	X
81710520	474240	Tractors	72,439.87	X
81710520	474270	Other Vehicular Equipment	1,200,000.00	X

CIP Carry-forwards

<u>Org</u>	<u>Object</u>	<u>Project</u>	<u>Description</u>	<u>Amount</u>	<u>Program Line</u>
10310713	490040		Police CIP	1,250,000.00	27
31410910	393140		Police CIP	(1,250,000.00)	14
31410910	473010		Police CIP	1,403,406.00	23
31410910	474220		Police CIP	501,693.00	23
31410940	362100		Animal Shelter CIP	(992,759.00)	12
31410940	473010		Animal Shelter CIP	995,893.00	23
31450900	473010		Fire CIP	263,159.00	23
31450900	474230		Fire CIP	984,412.00	23
31610900	331100		Community & Econ Dev CIP	(1,000,000.00)	9
31610900	393145		Community & Econ Dev CIP	(55,000.00)	14
31610900	473010		Community & Econ Dev CIP	973,565.00	23
10310710	490040		Community & Econ Dev CIP	55,000.00	27
31310790	473010		Government Buildings CIP	1,777,161.00	23
31520900	393145		Recreation CIP	(2,000,000.00)	14
10310713	490040		Recreation CIP	2,000,000.00	27
31520900	473010		Recreation CIP	6,383,808.00	23
31530910	331100		Parks CIP	(250,000.00)	9
31530910	473010		Parks CIP	4,737,348.00	23
77770190	490040		Trails CIP	140,000.00	27
31530920	393290		Trails CIP	(140,000.00)	14
31530920	473010		Trails CIP	662,674.00	23
31540900	473010		Cemetery CIP	683,034.00	23
31570900	472010		Senior Center CIP	559.00	23
22710940	490040		Other Public Works CIP	800,000.00	27
73730190	490040		Other Public Works CIP	800,000.00	27
72720190	490040		Other Public Works CIP	1,400,000.00	27
74740110	490040		Other Public Works CIP	250,000.00	27
75750905	490040		Other Public Works CIP	500,000.00	27
77770190	490040		Other Public Works CIP	250,000.00	27
81710510	490040		Other Public Works CIP	8,000,000.00	X
31710940	393150		Other Public Works CIP	(800,000.00)	14
31710940	393210		Other Public Works CIP	(800,000.00)	14
31710940	393220		Other Public Works CIP	(1,400,000.00)	14
31710940	393250		Other Public Works CIP	(250,000.00)	14
31710940	393260		Other Public Works CIP	(500,000.00)	14
31710940	393290		Other Public Works CIP	(250,000.00)	14
31710940	393295		Other Public Works CIP	(8,000,000.00)	12
31710940	473010		Other Public Works CIP	16,101,973.00	23
22710910	490040		Roads CIP	32,828.15	27
32710910	393150		Roads CIP	(32,828.15)	14
32710910	331150		Roads CIP	(36,870.95)	9
32710910	473010		Roads CIP	18,720,684.67	23
32710920	334610		Bridge CIP	(450,000.00)	9
32710920	334900		Bridge CIP	(900,000.00)	9
32710920	473010		Bridge CIP	4,242,873.79	23
32710930	473010		Sidewalk CIP	52,847.27	23

32710950	473010	Traffic Engineering CIP	502,748.42	23
71810915	369100	Parking CIP	(109,000.00)	12
71810915	473010	Parking CIP	2,113,659.00	25
71810925	331100	Transit CIP	(18,983,293.00)	9
71810925	393235	Transit CIP	(9,210,049.00)	14
71810280	490040	Transit CIP	9,210,049.00	27
71810925	473010	Transit CIP	29,651,516.00	25
72720190	490040	Wastewater CIP	2,500,000.00	27
72720905	393220	Wastewater CIP	(2,500,000.00)	14
72720905	391100	701 Wastewater CIP	(796,010.00)	13
72720905	391100	705 Wastewater CIP	(26,456,295.00)	13
72720905	473010	Wastewater CIP	37,161,214.00	25
73730905	473010	Water CIP	7,702,028.00	25
74740905	473010	Refuse CIP	316,417.00	25
75750900	490040	Landfill CIP	(334,097.00)	27
75750905	331100	Landfill CIP	(3,816,012.00)	9
75750905	393260	Landfill CIP	334,097.00	14
75750905	473010	Landfill CIP	4,134,285.00	25
76850190	490040	Airport CIP	(39,355.00)	27
76850905	331100	Airport CIP	(629,454.00)	9
76850905	334900	Airport CIP	(310,250.00)	9
76850905	393240	Airport CIP	39,355.00	14
76850905	473010	Airport CIP	944,338.00	25
77770905	473010	Stormwater CIP	2,664,462.00	25
83310595	473010	ITS CIP	290,126.00	X

State Form Program Lines		
Use of Money & Property	-	8
Intergovernmental	(36,454,649.11)	9
Charges for Services	-	10
Miscellaneous	(9,101,759.00)	12
Other Financing Sources	(27,252,305.00)	13
Transfers In	(18,814,425.15)	14
Public Safety	40,300.00	16
Public Works	-	17
Health & Social Services	-	18
Culture & Recreation	203,300.00	19
Community & Economic Development	12,290,652.63	20
General Government	1,131,008.83	21
Debt Service	-	22
Capital Projects	58,987,839.15	23
Business-Type/Enterprise	95,526,561.15	25
Transfers Out	18,814,425.15	27
Internal Service (not budgeted)	10,730,979.51	X
	106,101,928.16	
Internal Service (not budgeted)	(10,730,979.51)	
Excess Revenues & Other Financing Sources under		
Expenditures/Transfers Out	95,370,948.65	29

Resolution No. _____

Resolution setting public hearing on September 1, 2026 on amending the
Fiscal Year 2027 Operating Budget.

Be it resolved by the City Council of Iowa City, Iowa, that a public hearing will be held in Emma J. Harvat Hall of the Iowa City City Hall, 410 East Washington Steet, Iowa City, Iowa, at 6:00 p.m., September 1, 2026, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk, to permit any resident to be heard for or against the proposed amendment to the Fiscal Year 2027 Operating Budget.

The City Clerk is hereby directed to give notice of said public hearing and time and place thereof by publication in the *Iowa City Press-Citizen*, a newspaper of general circulation in Iowa City, not less than ten (10) days and not more than twenty (20) days before the time set for such hearing.

Passed and approved this _____ day of _____, 2026.

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

Alter

Bergus

Harmsen

Moe

Salih

Teague

Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution setting a public hearing on September 1, 2026 on project manual and estimate of cost for the construction of the Annual ADA Curb Ramps 2026 Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By: Vivienne Olsson – Civil Engineer
Reviewed By: Jason Havel – City Engineer
Ron Knoche – Public Works Director
Geoff Fruin – City Manager
Liz Craig - Assistant City Attorney

Fiscal Impact: The engineer's estimate of construction cost is \$160,000. \$149,000 is available in the Annual ADA Curb Ramps Account #S3822. Any additional project costs will be covered by unused funds from other projects, bond premiums, interest or future year budget allocations.

Staff Recommendation: Approval

Attachments: [Resolution](#)

Executive Summary:

This agenda item begins the bidding process for the Annual ADA Curb Ramps 2026 Project. This project generally includes the removal, replacement and addition of ADA curb ramps and sidewalk and full depth pavement patches.

Background / Analysis:

The Annual ADA Curb Ramp 2026 Project locations are:

Jacque Street & Shannon Drive
Bluffwood Circle & Stuart Court
Westbury Court & Westbury Drive
Lower West Branch Road & Westbury Drive
Alpine Drive & Brookside Drive
Hollywood Boulevard & Western Road
Grantwood Street & Hollywood Boulevard
Clark Street & Walnut Street

Project Timeline:

Set Public Hearing – August 18, 2026
Hold Public Hearing – September 1, 2026
Bid Letting – September 29, 2026

Award Date – October 6, 2026
Construction – October 2026 to Fall 2027

Resolution No. _____

Resolution setting a public hearing on September 1, 2026 on project manual and estimate of cost for the construction of the Annual ADA Curb Ramps 2026 Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Whereas, funds for this project are available in the Annual ADA Curb Ramps Account #S3822.

Now, therefore, be it resolved by the Council of the City of Iowa City, Iowa, that:

1. A public hearing on the project manual and estimate of cost for the construction of the above-mentioned project is to be held on the 1st day of September, 2026, at 6:00 p.m. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk.
2. The City Clerk is hereby authorized and directed to publish notice of the public hearing for the above-named project in a newspaper published at least once weekly and having a general circulation in the City, not less than four (4) nor more than twenty (20) days before said hearing.
3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this _____ day of _____, 2026.

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:	Nays:	Absent:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution setting a public hearing on September 1, 2026 on project manual and estimate of cost for the construction of the Columbarium Construction/Expansion Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By:	Vivienne Olsson – Civil Engineer
Reviewed By:	Jason Havel – City Engineer Juli Seydell Johnson – Parks and Recreation Director Ron Knoche – Public Works Director Geoff Fruin – City Manager Alexandra Bright - Asst. City Attorney
Fiscal Impact:	The engineer's estimate of construction costs is \$210,000 for the base bid. \$332,000 is currently available in the Columbarium Construction/Expansion Account #R4408.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

This agenda item begins the bidding process for the Columbarium Construction/Expansion Project. This project generally includes site improvements for the installation of columbaria at Oakland Cemetery, including earthwork, concrete foundations, concrete sidewalks, and landscape plantings.

Background / Analysis:

The City has designated a site for additional columbaria on the eastern side of Oakland Cemetery tentatively named Woodland Edge Columbarium. This work includes the preparation of the site for installation of the columbaria, namely installing foundations, ADA-compliant sidewalk and pedestrian areas, and grading and landscaping. The columbaria have been procured through Sunset Memorial & Stone Ltd via a Request for Proposal and will be installed in coordination with site work through a separate contract.

Overall site planning allows for three separate groupings of columbaria to be installed in phases. The base bid includes the overall site grading, as well as foundations and site work for Phase I. Bid Alternate #1 includes foundations and site work for Phase II. Phase I columbaria will be installed by Sunset Memorial & Stone Ltd in coordination with this Project.

Project Timeline:

Set Public Hearing – August 18, 2026

Hold Public Hearing – September 1, 2026
Bid Letting – September 29, 2026
Award Date – October 6, 2026
Construction – October 2026 to Fall 2027

Resolution No. _____

Resolution setting a public hearing on September 1, 2026 on project manual and estimate of cost for the construction of the Columbarium Construction/Expansion Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Whereas, funds for this project are available in the Columbarium Construction/Expansion Account #R4408.

Now, therefore, be it resolved by the Council of the City of Iowa City, Iowa, that:

- 1. A public hearing on the project manual and estimate of cost for the construction of the above-mentioned project is to be held on the 1st day of September, 2026, at 6:00 p.m. in the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, or if said meeting is cancelled, at the next meeting of the City Council thereafter as posted by the City Clerk.
- 2. The City Clerk is hereby authorized and directed to publish notice of the public hearing for the above-named project in a newspaper published at least once weekly and having a general circulation in the City, not less than four (4) nor more than twenty (20) days before said hearing.
- 3. A copy of the project manual and estimate of cost for the construction of the above-named project is hereby ordered placed on file by the City Engineer in the office of the City Clerk for public inspection.

Passed and approved this _____ day of _____, 2026.

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:	Nays:	Absent:
_____	_____	_____ Alter
_____	_____	_____ Bergus
_____	_____	_____ Harmsen
_____	_____	_____ Moe
_____	_____	_____ Salih
_____	_____	_____ Teague
_____	_____	_____ Weilein



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Ordinance rezoning property located at 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to Commercial Office with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business (CB-2) zone to Central Business with a Historic District Overlay (OHD/CB-2). (REZ26-0003) (Second Consideration)

Attachments: [REZ26-0003 P&Z Staff Report](#)
[Late Correspondence](#)
[P&Z 06.17.2026 Final Minutes](#)
[Ordinance](#)

STAFF REPORT

To: Planning and Zoning Commission
Item: REZ246-0003 204, 210, and 214 N.
Gilbert Street, 402 E. Market Street

Prepared by: Anne Russett, Senior Planner
Date: June 17, 2026

GENERAL INFORMATION:

Applicant/Owner:

The Iowa City Community Theatre
PO Box 827
Iowa City, IA 52244
(319) 338-0443

Contact Person:

Trista Carlson
1145 E College St
Iowa City, IA 52240
(319) 325-3027

Requested Action:

Rezone from Central Business Service (CB-2) zone and Commercial Office (CO-1) zone to Central Business Service zone with a Historic District Overlay (OHD/CB-2) and Commercial Office zone with a Historic Overlay (OHD/CO-1).

Purpose:

To designate the properties individually as Local Historic Landmarks.

Location:

204, 210, and 214 N. Gilbert Street, 402 E. Market Street

Location Map:



Size:

0.5 acres

Existing Land Use and Zoning:

Central Business Service (CB-2),
Commercial Office (CO-1)

Surrounding Land Use and Zoning:

North: Commercial Office (CO-1)
South: Central Business Service (CB-2)
East: Commercial Office (CO-1)

	West: Central Business Service (CB-2)
Comprehensive Plan:	Mixed Use
District Plan:	Central
Neighborhood Open Space District:	Central
Public Meeting Notification:	Properties within 500' of the subject property received notification of the Planning and Zoning Commission public meeting. Landmark Designation signs were posted.
File Date:	May 12, 2026
45 Day Limitation Period:	June 26, 2026

BACKGROUND INFORMATION:

The property owner, the Iowa City Community Theater, is nominating four properties that it owns as four individual historic landmarks. The owner provided the following in their applicant statement: "Located at 402 E. Market Street, 204, 210, and 214 N. Gilbert Street, all four of these properties were in the ownership of the Chudacek Family for over 100 years. Mary Ellen Chudacek recognized the historic value that these properties possess for Iowa City. She bequeathed them to the ICCT with the directive to preserve them for the community."

On June 11, 2026, by a 7-0 vote, the Historic Preservation Commission recommended approval of local landmark designation for the properties at 204, 210, and 214 N. Gilbert Street and 402 E. Market Street: the Beranek-Cerny-Chudacek House (214 N. Gilbert), the Chudacek House (210 N. Gilbert), the Hervert House (204 N. Gilbert), and the Foxhead-Hervert Tavern (402 E. Market). Designation of a Local Historic Landmark is a rezoning process that requires rezoning the properties to apply the Historic District Overlay (OHD) zone.

The Historic Preservation Commission found that the properties are significant for their roles in representing specific industries and professions that helped collectively shape Iowa City's early development. The Foxhead-Hervert Tavern specifically is noted for its contributions to Iowa City's cultural scene, providing a gathering space for notable writers throughout the decades.

Furthermore, each of the properties met the following criteria for Local Landmark designation:

- Significant to American and/or Iowa City history, architecture, archaeology and culture;
- Possesses integrity of location, design, setting, materials and workmanship; and
- Associated with events that have made a significant contribution to the broad patterns of our history.

At the Historic Preservation Commission's meeting, two members of the public expressed their support of the rezoning. Additional correspondence regarding the rezoning is included in Attachments 3 & 4.

ANALYSIS:

Current Zoning: The properties at 204, 210, and 214 N. Gilbert Street are currently zoned Commercial Office (CO-1) zone. The intention behind this zone is to provide a buffer between residential and more intensive commercial or industrial uses. The property at 402 E. Market Street is currently zoned Central Business Service (CB-2) zone. The purpose of the CB-2 zone is

primarily to serve as a transition between intense land uses in the Central Business Service district and adjoining areas.

Proposed Zoning: The purpose of the Historic District Overlay Zone is to designate Local Historic Landmarks and Local Historic Districts. The properties are not currently located within a Local Historic District. In order to designate the property as a Local Historic Landmark, the rezoning process is required. If designated, any exterior modifications to the building that require a regulated permit will need to go through the historic review process. In addition, the property is eligible for special exceptions (Section 14-2B-8 of the zoning code) that would allow the Board of Adjustment to waive or modify certain zoning requirements to help support the continued use of historic buildings. The property will also be eligible for financial incentives such as tax credits and the Iowa City Historic Preservation Fund.

Planning and Zoning Commission Review: Designation of a Local Historic Landmark is a rezoning process; and therefore, requires a recommendation from the Planning and Zoning Commission to the City Council. Per 14-8E-1E the Commission's role is to review the proposed designation based on its relation to the Comprehensive Plan, as well as proposed public improvements and plans for renewal of the area involved.

The IC2030 Plan includes principles, goals and strategies that support the Local Landmark Rezoning. The Comprehensive Plan's neighborhood design principles for creating and sustaining healthy neighborhoods include *Preserve Historic Resources and Reinvest in Established Neighborhoods* (pg. 21). The intent of this principle is to ensure the stability and livability of the city's historic neighborhoods to preserve the culture, history, and identity of Iowa City.

The Land Use section includes a goal to *Continue to protect the community's historical, environmental, and aesthetic assets*. Associated with that goal are the strategies to encourage the protection of natural areas and historic features and to continue support for the Iowa City Historic Preservation Plan. This section of the plan also notes that historic preservation policies have helped to save Iowa City's most historic buildings and have preserved the distinctive architecture of entire neighborhoods (pg. 26).

The Housing section includes a goal to *Preserve the integrity of existing neighborhoods and the historic nature of older neighborhoods*. This goal is supported by the strategy that aims to support the Historic Preservation Commission's efforts to meet its goals (pg. 29).

The subject properties at 204, 210, and 214 N. Gilbert Street and 402 E. Market Street are located within the Central Planning District. The Central District Plan encourages preservation of historic homes, resources, and neighborhoods, especially in areas close to the University. The introduction of the plan notes that the City has also been successful in protecting historic resources in the Central District through the adoption of historic district and conservation district overlay zones, and by bestowing historic landmark status on the area's most significant buildings and properties (pg. 9). The Northside Marketplace is included in this plan and is defined as the historic commercial neighborhood bounded by Bloomington and Jefferson Streets and North Gilbert and Dubuque Streets. The subject properties are on the eastern end of this area. The map on page 58 of the plan notes that the properties at 402 E. Market, 210, and 214 N. Gilbert Street are "other significant historic properties".

The Historic Preservation Plan includes several goals and objectives to achieve its overall *Mission Statement: Iowa City and its citizens seek to identify, protect, and preserve the community's historic resources in order to enhance the quality of life and economic well-being of current and future generations* (pg. 16).

In the plan, *Goal 1: Identify historic resources to Iowa City's Past*, is relevant to the designation of 204, 210, and 214 N. Gilbert Street and 402 E. Market Street as individual Local Historic Landmarks, which is supported by multiple objectives. The first objective is to continue to research and evaluate historic resources through the systematic and prioritized completion of neighborhood and thematic-based historical and architectural surveys. The Historic Preservation Plan identifies historic resources as "...buildings, structures, sites, districts, and objects which reflect the city's cultural, social, economic, political, and architectural history" (pg.17). The rezoning of the subject site to allow for a Local Landmark designation is supported by the objectives within the first goal listed in the Historic Preservation Plan.

The plan also includes a section which discusses the Gilbert-Linn Street Historic District. This historic district is listed in the National Register of Historic Places. The locally designated district is referred to as the Northside Historic District. Although the subject properties are not located in either of these districts, this section of the plan discusses the importance of various properties both in and outside of these districts. Objective 6 for the Gilbert-Linn Street neighborhood is to *Incorporate historic preservation efforts in planning for the Northside Market Place retail district (intersecting blocks at Market, Linn, Gilbert and Bloomington streets)*. Within this objective, the literary and cultural importance of the Foxhead Hervert-Tavern at 402 E. Market Street is discussed (pg. 83).

CORRESPONDENCE:

Staff has received seven letters of public correspondence. Some were included in the published HPC packet and others were received after packet publication. Please see attachments 3 and 4 for the HPC memo and all correspondence. All letters received from the community were in support of the proposed Local Historic Landmark rezoning.

SUMMARY:

In summary, staff finds that the Local Historic Landmark rezoning of 204, 210, and 214 N. Gilbert Street and 402 E. Market Street are consistent with the Comprehensive Plan. The Comprehensive Plan, including the Central District Plan and the Historic Preservation Plan, encourages pursuing local landmark designations when appropriate to provide protection for important historic resources. In the case of subject properties, these properties have been identified as anchors in the community with significant cultural and historic values.

NEXT STEPS:

Upon recommendation from the Planning and Zoning Commission, the rezoning will be considered for approval by the City Council.

STAFF RECOMMENDATION:

Staff recommends approval of REZ26-0003, an application to rezone 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to CO-1 with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business Service (CB-2) to CB-2 with a Historic District Overlay (OHD/CB-2) to designate these properties as Local Historic Landmarks.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Memo to the Historic Preservation Commission; June 11, 2026
4. Additional Correspondence

Approved by: 
Danielle Sitzman, AICP, Development Services Coordinator
Department of Neighborhood and Development Services

ATTACHMENT 1

Location Map



0 0.01 0.01 0.02 Miles

REZ26-0003 N. Gilbert and E. Market Street Properties



CITY OF IOWA CITY

Prepared By: Olivia Ziegler

Date Prepared: May 2026



An application to designate the properties at 204, 210, and 214 N. Gilbert Street and 402 E. Market Street Local Historic Landmarks by rezoning the properties at 204, 210, and 214 N. Gilbert Street from Commercial Office zone (CO-1) to Commercial Office zone with a Historic District Overlay (OHD/CO-1), and the property at 402 E. Market Street from Central Business Service (CB-2) zone to Central Business Service zone with a Historic District Overlay (OHD/CB-2).

ATTACHMENT 2

Zoning Map



REZ26-0003 N. Gilbert and E. Market Street Properties

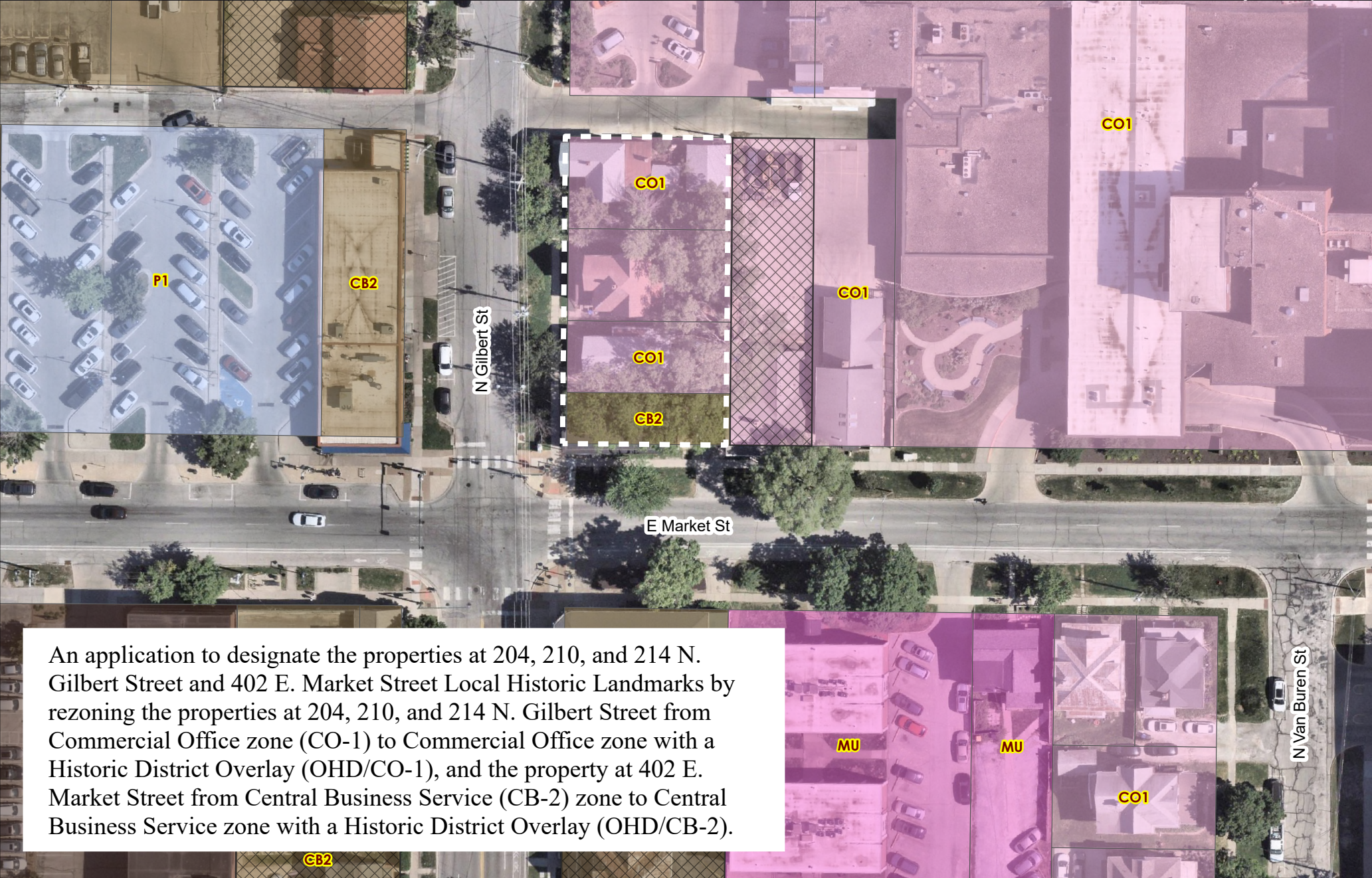
0 0.01 0.01 0.02 Miles



CITY OF IOWA CITY

Prepared By: Olivia Ziegler

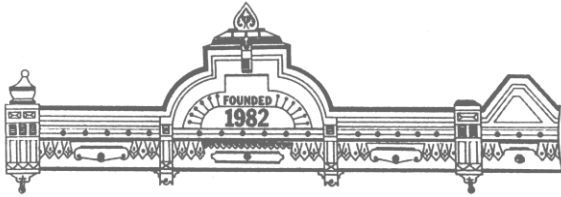
Date Prepared: May 2026



An application to designate the properties at 204, 210, and 214 N. Gilbert Street and 402 E. Market Street Local Historic Landmarks by rezoning the properties at 204, 210, and 214 N. Gilbert Street from Commercial Office zone (CO-1) to Commercial Office zone with a Historic District Overlay (OHD/CO-1), and the property at 402 E. Market Street from Central Business Service (CB-2) zone to Central Business Service zone with a Historic District Overlay (OHD/CB-2).

ATTACHMENT 3

**Memo to the Historic Preservation Commission;
June 11, 2026**



Memorandum

Date: June 11, 2026

To: Historic Preservation Commission

From: Jessica Bristow, Historic Preservation Planner

Re: Local Landmark designation for the Foxhead Group: 214 North Gilbert Street (Beranek-Cerny-Chudacek House), 210 North Gilbert Street (Chudacek House), 204 North Gilbert Street (Hervert House), 402 East Market Street (Foxhead-Hervert Tavern)

Introduction

As stated in the landmark rezoning application:

The Iowa City Community Theatre (ICCT) is nominating four properties that it owns as four individual historic landmarks. Located at 402 E. Market Street, 204, 210, and 214 N. Gilbert Street, all four of these properties were in the ownership of the Chudacek Family for over 100 years. Mary Ellen Chudacek recognized the historic value that these properties possess for Iowa City. She bequeathed them to the ICCT with the directive to preserve them for the community.

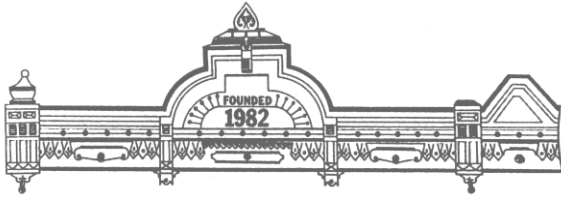
Landmark process

Designation of the properties as Iowa City Historic Landmarks will require Commission approval of any significant changes to the exterior of the buildings. Landmark status will also make the properties eligible for special exceptions that would allow the Board of Adjustment to waive or modify certain zoning requirements. They could also be eligible for State and potentially Federal Tax Credit funding of rehabilitation work as well as funding through our Historic Preservation Fund for eligible rehabilitation projects.

During the public hearing for the landmark rezoning, each property will be briefly presented and may be discussed individually, or as a group. The public will be invited to comment on individual properties or the group. Finally, a separate motion and vote will be held for each property since they are individual landmarks.

For local landmark designation, the Commission should determine if each property meets Criterion a. and b. and at least one of the criteria c., d., e., or f. for local designation listed below:

- a. Significant to American and/or Iowa City history, architecture, archaeology and culture;
- b. Possesses integrity of location, design, setting, materials and workmanship;
- c. Associated with events that have made a significant contribution to the broad patterns of our history;



- d. Associated with the lives of persons significant in our past;
- e. Embodies the distinctive characteristics of a type, period, or method of construction; or represents the work of a master; or possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- f. Has yielded or may likely yield information important in prehistory or history.

Application information

The application statement includes a separate statement for each property regarding Criterion a: significance to Iowa City history and b: integrity, which are requirements for any local landmarking. These statements are summarized below for each property followed by the staff recommendation for each property. In addition to meeting these criteria, the application also includes a statement for all four properties regarding Criterion c: association with events that have made a significant contribution to the broad patterns of our history.

During the period of construction, the properties were located in close proximity to three breweries important to Iowa City History, showing how these neighborhoods (residential, commercial, and industrial) intermingled in early Iowa City history. This particular neighborhood and the larger Northside and Goosetown neighborhoods were a close-knit community of German and Czech immigrants. All four properties were built and owned by Czech immigrant families whose members represent important professions and industries responsible for the development of Iowa City overall. These immigrants became vital, impactful members of the community within only one or two generations. In addition, these buildings also represent these industries specifically: Cerny the mason expands and updates his house at 214, Chudacek as a carpenter builds a substantial house at 210, with millwork indicative of his profession; Hervert builds his simple cottage at 204 next to his saloon so that he can live in close proximity to his business. This saloon at 402 Market changes over time as prohibition takes hold and is then repealed.

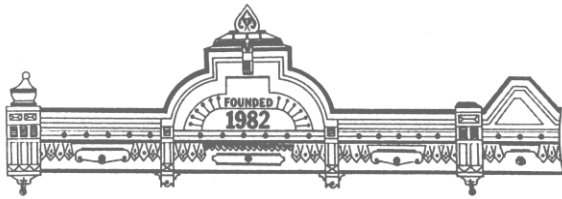
Beranek-Cerny-Chudacek House, 214 North Gilbert Street

As noted in the rezoning application, this house was built circa 1870 as a single-story brick gable-front vernacular house by Joseph Beranek. Between 1892 and 1906 Joseph Cerny, stone mason, added the south facing gable wing and the second floor with Queen Anne detailing. This house also has one of the few surviving detached summer kitchens in Iowa City. The application also states that this property has sufficient integrity to express its significance to Iowa City culture, uniquely showing its evolution from a vernacular cottage to the popular American Queen Anne style, and also retaining porches on east and west sides, as well as the summer kitchen.

Based on the information provided in the application, staff finds that the property meets criteria a, b, and c and therefore qualifies as an Iowa City Historic Landmark.

Chudacek House, 210 North Gilbert Street

This house was constructed as a two-story vernacular house with Queen Anne details circa 1896. It has clapboard siding, fish-scale shingles and decorative bargeboards in the gables, and a belt course between the first and second floors marking a change in the trim details. It also has a rare surviving metal shingle roof. Joseph Chudacek built the house while working for the Freyder Construction



company, providing him access to the type of millwork found on the house. The house is significant to Iowa City culture as an example of this construction. It has good integrity with only minor changes including a reconfiguration of the front porch between 1912 and 1926.

Based on the information provided in the application, staff finds that the property meets criteria a, b, and c and therefore qualifies as an Iowa City Historic Landmark.

Hervert House, 204 North Gilbert Street

This house is a vernacular cottage built by Czech immigrants and is significant because of its relationship to influence of the brewing industry in the neighborhood. John Hervert built the house adjacent to his tavern, similar to the pattern of shop owners living above their retail establishments. John Miller, the owner of 402 Market in the 1890s also lived in this house when he operated a restaurant next door. It retains good integrity, with only historic modifications that illustrate how simple Czech cottages were modified to accommodate new technologies such as indoor plumbing.

Based on the information provided in the application, staff finds that the property meets criteria a, b, and c and therefore qualifies as an Iowa City Historic Landmark.

Foxhead-Hervert Tavern, 402 East Market Street

The Tavern was built originally by Joseph Hervert and was damaged by fire in 1906 and repaired or rebuilt. Hervert operated a saloon at the property. The types of businesses that operated here were directly influenced by prohibition and its repeal in 1933. It is one of the first three businesses to reopen as a tavern following the repeal with the 21st Amendment. It has also been a gathering place for notable writers.

The tavern is an example of a late-19th/early-20th century frame commercial building with good integrity following the early fire. The long windows were added to the west side when it was reopened as a tavern in 1934.

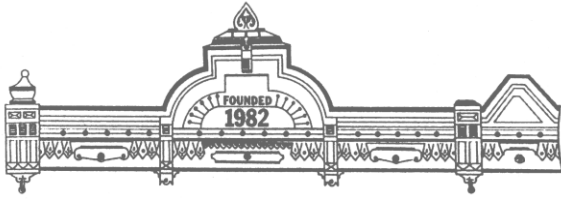
Based on the information provided in the application, staff finds that the property meets criteria a, b, and c and therefore qualifies as an Iowa City Historic Landmark.

Recommended Motions

Move to approve the designation of the Beranek-Cerny-Chudacek House, 214 North Gilbert Street, as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, and c.

Move to approve the designation of the Chudacek House, 210 North Gilbert Street, as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, and c.

Move to approve the designation of the Hervert House, 204 North Gilbert Street, as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, and c.

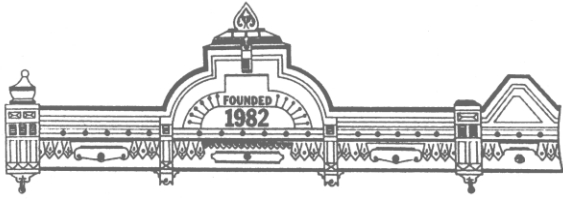


Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City. IA. 52240

Move to approve the designation of the Foxhead-Hervert Tavern, 402 East Market Street, as an Iowa City Historic Landmark based on the following criteria for local designation: criteria a, b, and c.

Attachments

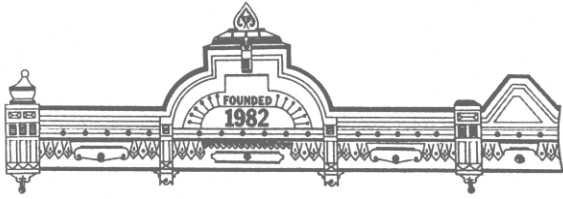
- Property Photos
- Property Location Map
- Applicant's Statement
- Applicant's OHD Justification
- Correspondence



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240



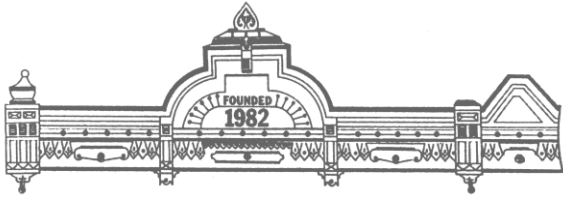
214 North Gilbert Street – view from SW



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240



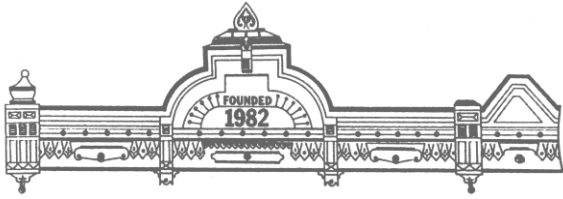
214 North Gilbert Street – view from NW



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240



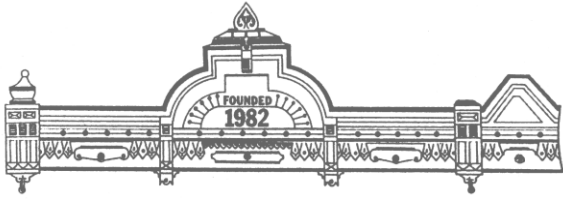
214 North Gilbert Street – partial view from north showing detached summer kitchen



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240



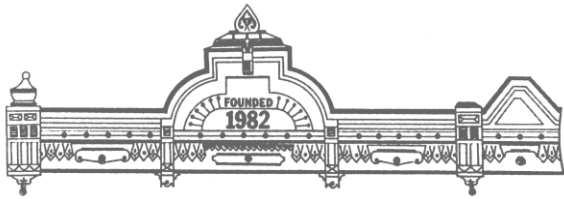
210 North Gilbert Street – view from SW



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240



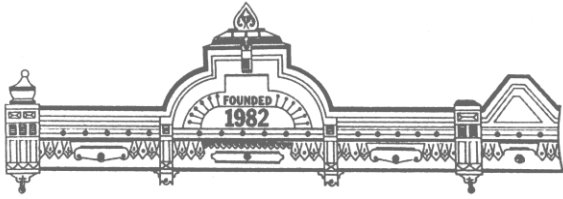
204 North Gilbert Street – view from SW



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240



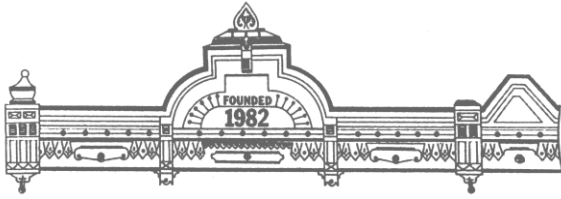
402 East Market Street – view from SSW



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402 East Market Street – view from west



Iowa City
Historic Preservation Commission
City Hall, 410 E Washington Street, Iowa City, IA. 52240



Location map

Applicant's Statement

The Fox Head located at 402 E. Market St is a cornerstone of Iowa City's cultural and literary history. For decades it has served as an unofficial office for legendary authors and students. Its historical value lies in its role as a communal space where high art met blue-collar reality, fostering the creative exchanges that defined 20th-century American literature.

HISTORIC LANDMARK DESIGNATION: 214, 210, & 204 N. GILBERT STREET & 402 E. MARKET STREET

The Iowa City Community Theatre (ICCT) is nominating four properties that it owns as four individual historic landmarks. Located at 402 E. Market Street, 204, 210, and 214 N. Gilbert Street, all four of these properties were in the ownership of the Chudacek Family for over 100 years. Mary Ellen Chudacek recognized the historic value that these properties possess for Iowa City. She bequeathed them to the ICCT with the directive to preserve them for the community.

Each of these properties possesses a high degree of historic integrity and conveys a distinct sense of time and place. They each meet the criteria necessary for designation as a local historic landmark including **Criterion A:** Significant to American and/or Iowa City history, architecture, and culture; **Criterion B:** Possess integrity of location, design, setting, materials and workmanship; and **Criterion C:** Associated with events that have made a significant contribution to the broad patterns of our history. These findings were confirmed by Historian Marlys Svendsen, who was hired by the City to evaluate historic properties in the Northside Neighborhood. In 2004 Svendsen identified 204 N. Gilbert as a contributing historic building and 210 and 214 N. Gilbert Street, and 402 E. Market Street as key historic properties.

Where common themes apply these properties are discussed as a group. Where properties possess unique attributes they are discussed individually.

Criterion A: Significant to American and/or Iowa City history, architecture, and culture.

214 N. Gilbert Street: At first look the Beranek-Chudacek House appears to be a vernacular house with Queen Anne details similar to many houses built in Iowa City between 1885 to 1905.

Although it is a fine example of a vernacular house from about 1900, research by historian Jan Nash (now Jan Full) revealed the house began as a one-story brick cottage that evolved over time using historic construction methods that make this property unique.

Nash's research of real estate transfer records and Sanborn Fire Insurance maps revealed that circa 1870 John Beranek built a one-story brick cottage on this property. Nash noted that the original cottage had a scale and design including arched top windows and use of locally manufactured brick similar to 412 N. Dubuque Street (Iowa City Landmark).

Between 1892 and 1906 Joseph Cerny, who was a stone mason and bricklayer, added the south wing and second floor to the house resulting in the current appearance. This history was confirmed in an oral interview with Leo Chudacek, a grandson of Cerny. Chudacek said that his grandfather

added the second floor after the original one-story cottage had been damaged by fire around 1900. Fire damage is still evident in charred beams in the basement. With this knowledge, a close examination reveals the remnants of the original cottage evident in the changing brick color and pattern between the first and second floors. The first floor is constructed of solid brick walls with an interior plaster finish. The second floor is frame construction with a brick veneer. The first floor windows include brick window arches.

Cerny included fish-scale shingles and turned porched columns providing Queen Anne embellishments in the additions. Cerny also built a summer kitchen (used to avoid heating up the main house during warmer months) adjacent to the house. Constructed of board and batten siding, it is one of the few surviving examples of a summer kitchen in Iowa City. The property also contains a garage that was built in the early 20th Century.

Both Beranek and Cerny — as well as subsequent owners of this property — represent the Czech immigrants that populated this part of Iowa City beginning in the 1850s. The evolution of this house from a simple unadorned cottage to a two-story house with Queen Anne details illustrates how European immigrants adopted popular American building styles.

210 N. Gilbert Street: The Chudacek House is significant to Iowa City history in that it represents the close relationship of industrial, commercial, and residential development patterns in the Northside, and the influence of the brewing industry and German and Czech immigrants in the neighborhood. Architecturally it is a fine example of Queen Anne design.

This vernacular two-story house with Queen Anne details was constructed by Joseph Chudacek circa 1896. The house has a brick foundation and walls clad in medium-width clapboard siding, fish-scale shingles in the gable, and decorative bargeboard. A belt course separates the three levels with corner boards on the lower level. The roof is composed of horizontal metal strips with an embossed triangular shingle design, a rare surviving roof material in Iowa City's residential neighborhoods.

The porch was constructed in its current configuration sometime between 1912 and 1926. It has simple turned posts and a closed, clapboard clad balustrade. Historically, porches were often replaced after a house's original porch deteriorated.

Double-hung 1/1 windows appear singularly with a pair of stepped windows along the south facade. There is a decorative leaded-glass transom over the wide front window on the first floor. Single round arched 1/1 sash appear in the gable peaks. These wood sash windows are believed to be original.

The Chudacek House is a good example of a common vernacular house form found in Iowa City's turn-of-the-century neighborhoods. The Chudacek House has survived with few modifications over time.

Joseph Cerny owned this lot and the adjacent property to the north at 214 N. Gilbert at the time this house was constructed. By 1904, Joseph. A. Chudacek and his wife Mary (Cerny) Chudacek resided at this address.

Joseph Chudacek (1866-1928) worked as a shoemaker and later as a carpenter for several building contractors through the years including H.C. Smith and F.X. Freyder Construction Co. City directories list him as a shoemaker at this address in 1899-1900 and during the 1981 survey of the Northside, Chudacek's son indicated that his father built the house while he worked as a carpenter and foreman for the F.X. Freyder Construction Co. Freyder was a prominent contractor who built several significant Iowa City houses and commercial buildings, including the Paul-Helen Building downtown, and the Summit Street Apartments. Chudacek's work for Freyder would have provided him with access to the fine millwork found on the exterior and interior of this house.

204 N. Gilbert Street: The Hervert House is significant to Iowa City history in that it represents historic commercial/residential development patterns in the Northside, the influence of the brewing industry and German and Czech immigrants in the neighborhood. Architecturally it is a good example of simple wood cottage built by Czech immigrants.

John Hervert (1842-1916) built his house at 204 N. Gilbert adjacent to his tavern at 402 Market Street. The adjacency of these two buildings represents the once common pattern of shop keepers living above their businesses, but in this case next door rather than upstairs. Although Hervert moved to other Northside addresses, subsequent proprietors of the adjacent commercial property continued the practice of living at 204 N. Gilbert Street. For example: John Miller, who lived here in the 1890s, operated a restaurant at 402 Market Street.

402 E. Market Street: The Fox Head (Hervert Tavern) is significant to Iowa City history in that it represents the close relationship of industrial, commercial and residential development patterns in the Northside, the influence of the brewing industry and German and Czech immigrants in the neighborhood.

The property is a physical record of Prohibition and its repeal in 1933 by the 21st Amendment. The first structure at the property was built by Joseph Hervert as a saloon. After the saloon it housed several other businesses before again becoming a tavern in 1934.

The building has been the location of the Fox Head Tavern since the summer of 1934. It — along with the Hilltop Tavern and Joe's Place (not in its original location) — were the first drinking establishments to open in Iowa City after the repeal of Prohibition. According to documentation researched by Marty Boller in *Our Iowa Heritage*, Charles Alberhasky received a Class B license for his Fox Head Tavern at 402 E. Market Street on June 15, 1934 only six months after passage of the 21st Amendment.

The property is also significant in Iowa City culture as a gathering place for writers associated with the University of Iowa's Writers' Workshop. Many of these authors have become icons of American literature. Notable writers who had frequented this property included John Irving, Kurt Vonnegut, Nelson Algren, Dennis Johnson, and Frank Conroy. The building is a physical representation of the city's literary history and its status as a UNESCO City of Literature.

Criterion B: Possess integrity of location, design, setting, materials and workmanship.

214 N. Gilbert Street: This house remains in its original location. As noted above the house evolved from a single-story cottage to a two-story house around 1900. The property's appearance — including the summer kitchen — has remained remarkably unchanged since. The house has a Gable-Front and Wing form with one-story porches tucked along the south side on both the front and back of the house. The house has a brick foundation and walls clad in matching reddish brown brick and decorative fish-scale shingles in the gable peaks. The front porch has simple turned posts and square-cut closely placed spindles form the balustrade. Double-hung 1/1 windows appear singularly and in pairs with segmental brick arches.

210 N. Gilbert Street: This house remains in its original location and retains much of its original design and materials. Only minor changes, such as modifications to the front porch, are evident. The house retains unique features such as the decorative pressed tin roof, fish-scale shingles in the gables, and decorative bargeboard.

204 N. Gilbert Street: This house remains in its original location and retains much of its historic design and materials. This simple cottage is similar to the small houses built by Czech families in the Goosetown neighborhood. It lacks the decorative details found in its Queen-Anne style neighbors. The gable-front house has walls clad with clapboard siding with corner boards, and an asphalt shingle roof. There is a transom above the front door and a bay window on the south side. The porch was constructed between 1892 and 1899. It has turned posts and a closed balustrade of clapboard. The porch columns match the column on the Beranek House at 214 N. Gilbert Street. The floor plan was modified with the construction of a one-story addition at the rear sometime between 1926 and 1933. The rear addition illustrates how early dwellings were historically modified to accommodate changes in technology, such as the addition of indoor plumbing.

402 E. Market Street: The building remains in its original location and retains much of its design and materials dating to 1906 when portions of the building were reconstructed after a fire.

Although the original date of construction is not known, research conducted by historian Jan Nash (now Jan Full) reported that city directories record that as early as 1878 Joseph Hervert operated a saloon in this location. Sanborn Fire Insurance maps

indicate that the building was damaged and repaired following a fire in March 1906. The extent of the damage is unknown.

The structure's simple rectangular design is an example of a late-19th/early 20th century commercial building. Few of Iowa City's early wooden commercial buildings retain the high level of design integrity evident in 402 E. Market Street. It features a flat- or low-pitched roof, wood clapboard siding with corner boards, and a wide wood cornice. The building includes a stone foundation, and several wood sash double-hung windows. With the exception of the floor to ceiling windows on the west facade, the building appears much as it did circa 1906. David Alberhasky, the current proprietor, reported that when his father opened the Fox Head Tavern, city authorities required that floor to ceiling windows be installed on the west facade to allow police to see inside the drinking establishment from the street.

The flat-roof, one-story form has made the modest building readily adaptable for a series of commercial and industrial uses. It is believed that the building was divided to allow two businesses within its walls. City directories list the following commercial and industrial occupants since ca. 1890: John Matoush, shoemaker (1891-92); John W. Miller, restaurant/saloon (1893-94); Iowa City Bottling Works (1897-98); John W. Miller, flour and feed store (1899); Willie Hotz, billiard hall (1901-02); Theodore Moore, barber & billiards (1904); J.W. Miller, Iowa City Bottling Works (1908 and 1912); machine shop (1920); Holland Furnace Co. (1926). It has been the Fox Head Tavern since 1934, making it the oldest tavern in Iowa City (*Our Iowa Heritage*). Despite its many and varied uses, the building at 402 Market Street has survived with few modifications since 1906 when it was repaired after a fire. As previously noted, the current proprietor reports that the floor to ceiling windows were installed on the west facade in the mid 1930s.

Although not subject to the historic preservation ordinance, the interior that consists of one large room, two small bathrooms and a service closet, has had few alterations since it opened as the Fox Head in 1934. A person who had visited the building in 1934 would likely recognize both the exterior and interior if they returned to visit the property today.

Regarding all four properties: in addition to their own individual historic integrity, there are several adjacent and nearby historic properties that contribute to a historic setting. These include the Henry C. Nicking House at 410 E. Market Street, 401 E. Market Street (John's Grocery), the Jacob Wentz House at 219 N. Gilbert Street (Haunted Bookshop), and 331 E. Market Street (Artifacts). Combined, these buildings represent the early commercial, industrial and residential development patterns of the Northside of Iowa City, and the influence of Czech and German immigrants on development of Iowa City.

Criterion C: Associated with events that have made a significant contribution to the broad patterns of our history.

At the time these four properties were developed, the Dostal Brothers Western Brewery was located across Gilbert Street to the west on a quarter-block parcel with commercial buildings at the intersection of Market and Gilbert to the south. The Englert and Union Breweries were located one block farther to the west on the south side of Market Street. These three breweries drew their workers and customers from the Northside Neighborhood and illustrate the close proximity of residential, commercial, and industrial development in early Iowa City.

All four of these properties were built and owned by Czech immigrant families who began settling in Iowa City around 1850. These early immigrants became laborers and entrepreneurs, who contributed greatly to the building of the city. Beranek, who built the original cottage contained within the first floor of 214 N. Gilbert Street, was Czech. Joseph Cerny, a Czech stone mason and brick layer added the second floor to the cottage. As a bricklayer, Cerny illustrates the trades practiced by immigrants that built many buildings throughout the city. Joseph Chudacek's work as a shoemaker, carpenter and then foreman for one of Iowa City's more prolific building contractors illustrates how the immigrant community contributed to the building of Iowa City.

The close-knit immigrant community was evident by the concentration of German and Czech families and institutions that were located in this portion of the Northside. During the 1890s the Third Ward, which included the Northside, remained the most "foreign" of any in Iowa City with 1,215 residents (82%) claiming foreign-born parents in 1895. The foreign-born population largely consisted of a mix of German and Bohemian (Czech) immigrants. Among these Czech immigrant families were Beranek, Hervert, Cerny, Chudacek, and Alberhasky, which were associated with the buildings at 401 E. Market, 204, 210 and 214 N. Gilbert Street.

This collection of properties represents how after just one or two generations the families of immigrants became integral parts of the Iowa City community. Other examples include the Slezak, Holub, and Skarda family, who established National Hall in the 1870s at 302 Bloomington Street; Emma Harvat, the daughter of Czech immigrants who operated a downtown woman's clothing store with her partner Mary Stach, and was elected Iowa City's first female mayor; and Bohumal Shimek, who became a well regarded University of Iowa professor, scientist, and conservationist. Buildings associated with these persons, including 214, 210, and 204 N. Gilbert Street, and 402 Market Street, illustrate the important role that immigrants had in building Iowa City and the nation.



June 2, 2026

TO: Jessica Bristow and Anne Russett, City of Iowa City

RE: Historic Designation status for 402 E. Market Street, and 204, 210, and 214 N. Gilbert Street

I am writing to strongly support granting historic landmark status for the above mentioned properties on Iowa City's north side. While all four properties are worthy of the designation, I write with particular interest in the Fox Head Tavern, the property at 402 E. Market St.

If a key criterion for designation is to be "Significant to American and/or Iowa City history, architecture, and culture," then this low-slung building easily meets this standard. In addition to its value as a landmark of the post-Prohibition brewing culture in Iowa City, it has served for decades as an important spot for Iowa City's writing community.

Many well-known writers have frequented this spot over the years, with everything from casual games of billiards to intense conversations about work that would become part of the American literary canon taking place within its walls. Its reputation is national, as any quick Google search reveals references to it by some of the many writers who have inhabited one of its booths while living here or passing through.

In short, the Fox Head is an institution, just the sort of place that would benefit from the protections and promotion afforded by its designation as a historic landmark. I encourage you to make this happen as soon as possible.

A handwritten signature in blue ink that reads "John Kenyon".

John Kenyon
Executive Director
Iowa City UNESCO City of Literature

President

Kellee Forkenbrock

Vice President

Cady Gerlach

Treasurer

LaTasha DeLoach

Secretary

Maeve Clark

Board

Aron Aji

Alison Ames Galstad

Venise Berry

Gigi Durham

Mitch Gross

Shawn Harmsen

Nick Kaeding

Judith Leavitt

Anne Mangano

Karen Miller

Caleb Rainey

Trinity Ray

Mandi Remington

Tom Rocklin

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Literature**

123 S. Linn St.

Iowa City, IA 5240

(319) 887-6100

***.iowacityofliterature.org
info@iowacityofliterature.org

From: [Susan Shullaw](#)
To: [Jessica Bristow](#); [Anne Russett](#)
Subject: Preservation of the Fox Head and neighboring properties
Date: Tuesday, June 2, 2026 4:40:51 PM



**** This email originated outside of the City of Iowa City email system. Please take extra care opening any links or attachments. ****

This message is from an external sender.

I am writing in support of the requested Historic Landmark designation for the Fox Head Tavern and the adjoining residential properties at 204, 210, and 214 N. Gilbert St, an application I believe will be considered by the Historic Preservation Commission at its June meeting.

In their supporting documentation, the applicants cite the many persuasive reasons why these historically significant properties deserve to be preserved and protected, as well as the threats they face if such protection is not forthcoming. While Northside neighbors and other patients are grateful that UI Health Care has taken over the former Mercy property and maintained it as a community hospital, the UI always seems eager to acquire as much nearby property as possible — if not for immediate use, then for future expansion. (A logical use for the Fox Head properties would be for additional ER parking.) This would likely mean the destruction of the historic buildings in question, which would not only be a loss from an historic perspective, but would seriously degrade the aesthetic appeal of that popular and well-traveled Northside intersection, bounded by The Fox Head, John's, Artifacts, and Bluebird Diner.

I believe Iowa City's historic businesses as well as historic residential properties should be preserved when they add so substantially to the character and stability of a neighborhood and remind us of our shared heritage. I hope you will vote in favor of this Historic Landmark designation.

Thank you for your consideration.

Susan Shullaw
718 N Johnson
Iowa City

From: [Jordan Sellergren](#)
To: [Jessica Bristow](#); [Anne Russett](#)
Subject: Fox Head, etc landmarking
Date: Wednesday, June 3, 2026 2:11:39 PM



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Hi Jessica and Anne,

I'm writing to express my support of the landmark designation for the Fox Head Tavern and the three Gilbert Street residential properties (204, 210 and 214) north of the Fox Head.

The city and property owners should pursue any measures necessary to be sure these properties are protected from any future possibility of demolition by local or state entity. If we don't protect these places, we lose important and meaningful connections to our history. It's always worth it.

Thank you!

Jordan

Jordan Sellergren, *she/her*
Publisher, Little Village Magazine
LITTLEVILLAGEMAG.COM
[LISTEN](#)

ATTACHMENT 4

Additional Correspondence

From: [Lynne Nugent](#)
To: [Jessica Bristow](#); [Anne Russett](#)
Subject: saving the Fox Head
Date: Friday, June 5, 2026 10:30:34 AM



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Dear Jessica and Anne,

I'd like to add my voice to supporting the preservation of the Fox Head and adjoining properties. This area is essential to Iowa City's identity as a City of Literature and would be a key stop on any future walking tours of literary landmarks, not to mention continuing to serve as a gathering place for up-and-coming writers. Our literary history (and present) is one of our biggest assets as a community and will continue to make us a destination for visitors and residents alike.

Thanks for considering,
Lynne Nugent
Editor, The Iowa Review
1037 E. Washington St.

From: [Jim Walters](#)
To: [Anne Russett](#)
Subject: Fw: Historic Landmark Designations
Date: Saturday, June 6, 2026 7:19:40 PM

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This message is from an external sender.

Dots and dashes! I can never get email addresses right.

J.W.

-----Forwarded Message-----

From: Jim Walters <jcmwalt@infionline.net>

Sent: Jun 4, 2026 9:15 PM

To: Jessica Bristow <jbristow@iowa-city.org>, <arussett@iowacity.org>

Subject: Historic Landmark Designations

To All It May Concern:

I write to ask the Iowa City Historic Preservation Commission, Planning and Zoning Commission, and City Council to support the Iowa City Community Theatre's request that their properties at 402 E. Market St., 204 210, and 214 N. Gilbert St. be designated as historic landmarks. There isn't much I can add to the historic case presented to you by Sharon DeGraw, but I would like to add two more thoughts.

If this designation is not made, it is almost a certainty that these properties will be acquired by University of Iowa Hospitals and Clinics, and that they will add to the footprint of their current facility.. Many of us mourned the loss of Mercy Hospital and were grateful UIHC stepped in to keep this eastside hospital open, but if they expand west to Gilbert, it will create an uglification of the neighborhood that no amount of architectural finesse could mitigate. It would be destructive of the very ambience of the Northside Neighborhood, and given all the other properties UIHC now has, or could acquire, it does not need to happen.

On the matter of historic taverns. Ben Franklin said that beer is a sign God loves us, and I've always found something close to the divine in a cold beer. I bought my first beer at age 16 at Donnellys in downtown I.C. I've tipped a few at The Mill (in its three incarnations!) Marv's. Walt's. Kennedy's, the Two-Way Inn, Kessler's. Waterfront Inn, Kessler's. Lil' Bills, and some I forget. All gone. Among that ghostly crew, only Hillltop, George's, and the Fox Head remain. Having grown older my tippling has shifted to "happy hour" (afternoons). rather than "party hour" (after the sun goes down). Hence, I've shifted from evening hours at Dave's (Fox Head) to afternoons at George's

During the Covid crisis, London mayor Boris Johnson said, in response to calls to close the taverns: "We are taking away the ancient, inalienable right of freeborn people of the United Kingdom to go to the pub." Do not take away the right of Iowa Citians (and our many visitors) to enjoy a glass at our city's most historic tavern

Jim Walters

From: [Chang, Lan S](#)
To: [Jessica Bristow](#); [Anne Russett](#)
Subject: In support of The Fox Head Tavern - Historic Landmark Status
Date: Sunday, June 7, 2026 7:58:53 AM



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Dear Jessica Bristow and Anne Russett,

I'm writing to support the Iowa City Community Theater's application for the historic landmark status for The Fox Head Tavern and adjoining Gilbert Street houses. The venerable and nationally known Fox Head has nurtured generations of writers and poets from the Writers' Workshop (including award-winning writers such as John Cheever, John Irving, Frank Conroy, Rita Dove, Justin Torres, and Eleanor Catton). It is also a beloved destination for visiting writers and alumni. The Fox Head has such a strong literary reputation that when Lena Dunham filmed several episodes of *Girls* on a set designed to resemble Iowa City, she sent a writer to measure the dimensions of the Fox Head's booths and bar. Iowa City's reputation as a storied literary landmark would be sorely diminished without The Fox Head.

Please let me know if you need more information.

All best wishes,
Samantha Chang

Lan Samantha Chang
Director, Iowa Writers' Workshop
Elizabeth M. Stanley Professor of the Arts

From: [Sharon DeGraw](#)
To: [Jessica Bristow](#); [Anne Russett](#)
Subject: re: 402 E Market and 204, 210, 214 N Gilbert Streets Local Landmark Status
Date: Wednesday, June 10, 2026 10:54:58 AM



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Dear Members of the Historic Preservation Commission, the Planning and Zoning Commission, and the Iowa City City Council,

The Fox Head Tavern and its neighboring properties at the corner of E. Market and N. Gilbert Streets are a vital part of the Iowa City literary and emerging artists community and add to the historic architectural value of the Northside Neighborhood. I strongly urge you to support the designation of these four properties as local historic landmarks.

As a key contributing property, Dave's Fox Head Tavern at 402 E Market Street has served as a decades-long sanctuary for poets and writers tied to the University of Iowa's world-renowned writing programs. The tavern has been frequented by legendary poets John Berryman and Joseph Brodsky, along with Writers' Workshop director Frank Conroy and the many visiting authors he brought to the venue. Furthermore, the three neighboring N. Gilbert Street properties fit the neighborhood's unique historic vernacular and have long served as homes for local musicians, artists, and creators. Together, these buildings mirror the cultural activity of nearby non-profits like Public Space One and the Iowa City Print Co-op.

Granting local historic landmark status will protect the perimeter of our Northside commercial area against predatory, above-market land speculation. We have already seen the community benefits of this protection with the local landmark designation of the Pagliai's Pizza building, which successfully preserved an architectural treasure while ensuring a viable economic future. Preserving these existing structures also furthers Iowa City's sustainability goals by keeping valuable building materials out of local landfills, all while maintaining affordable commercial and residential housing for workforce and middle-income community members.

Thank you for your ongoing time and dedication to protecting Iowa City's irreplaceable heritage.

Respectfully,

Sharon DeGraw
Northside Neighborhood resident



June 2, 2026

TO: Jessica Bristow and Anne Russett, City of Iowa City

RE: Historic Designation status for 402 E. Market Street, and 204, 210, and 214 N. Gilbert Street

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A handwritten signature in blue ink that reads "John Kenyon".

John Kenyon
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info@iowacityofliterature.org

From: [Jordan Sellergren](#)
To: [Jessica Bristow](#); [Anne Russett](#)
Subject: Fox Head, etc landmarking
Date: Wednesday, June 3, 2026 2:11:39 PM



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Thank you!

Jordan

Jordan Sellergren, *she/her*
Publisher, Little Village Magazine
LITTLEVILLAGEMAG.COM
[LISTEN](#)

From: [Susan Shullaw](#)
To: [Jessica Bristow](#); [Anne Russett](#)
Subject: Preservation of the Fox Head and neighboring properties
Date: Tuesday, June 2, 2026 4:40:51 PM



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Thank you for your consideration.

Susan Shullaw
718 N Johnson
Iowa City

From: [Grace Zugg](#)
To: [Anne Russett](#)
Subject: REZ26-003 Support
Date: Friday, June 19, 2026 8:20:02 AM



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Hi Anne,

I'm a resident living on E Jefferson St and I just received your letter about the rezoning of 204, 210, and 214. I support this application and I'm glad you are preserving Iowa City history and historical architecture!

Best,
Grace Zugg

**MINUTES
PLANNING AND ZONING COMMISSION
JUNE 17, 2026 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

FINAL

MEMBERS PRESENT: Kaleb Beining, James Davies, Billie Townsend, Chad Wade

MEMBERS ABSENT: Colette Atkins, Maggie Elliott, Steve Miller

STAFF PRESENT: Alex Bright, Anne Russett

OTHERS PRESENT: Rachael Carlson

RECOMMENDATIONS TO COUNCIL:

By a vote of 4-0 the Commission recommends approval of REZ26-0003, an application to rezone 204,210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to CO-1 with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business Service (CB-2) to CB-2 with a Historic District Overlay (OHD/CB-2) to designate these properties at Local Historic Landmarks.

CALL TO ORDER:

Wade called the meeting to order at 6:00 PM.

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

ZONING CODE TEXT AMENDMENT ITEMS:

CASE NO. REZ26-0003

Location: 204, 210, and 214 N. Gilbert Street and 402 E. Market Street

An application for a rezoning of 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to CO-1 with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business Service (CB-2) to CB-2 with a Historic District Overlay (OHD/CB-2) to designate these properties at Local Historic Landmarks.

Russett began the staff report showing a map of the location of the properties, they're at the northeast corner of North Gilbert Street and East Market Street. To the east of the properties is the University of Iowa Hospitals downtown campus. She next shared the zoning map noting three of the properties are zoned CO-1 and the commercial building on the corner is zoned CB-2. Russett pointed out there are a couple of properties in the vicinity that are already local historic landmarks.

In terms of background, the property owner is nominating all four of these properties as individual Iowa City landmarks. The applicant noted in their applicant's statement that all four of the properties were in the ownership of the Chudacek family for over 100 years. Mary Ellen Chudacek, who recently passed away, bequeathed these properties to the current owner, which is the Iowa City Community Theater, with a directive to preserve them for the community. Russett stated this application was considered by the Historic Preservation Commission (HPC) last Thursday and they unanimously recommended approval of the local landmark designations.

Russett reviewed the current zoning for the properties. The base zone for the Foxhead Tavern is CB-2 and the purpose of that zone is to serve as a transition between intense land uses in the Central Business Service District and adjoining areas. The three residential properties to the north are zone CO-1, which is Commercial Office. Russett explained those base designations will remain with this rezoning, the request is to add the historic overlay designation which is used to designate local historic landmarks and historic districts. That overlay designation will require any exterior modifications that require a regulated permit to go through the historic review process.

Russett next shared a little bit of information on each of properties. The home at 214 North Gilbert Street was built around 1870 as a single story brick gable front house by Joseph Beranek. Then around 1892 Joseph Cerny, who was a stone mason, added an addition and the second story. The house still has its original summer kitchen, one of the few that remain in Iowa City, which was built to allow them to still cook but keep the main home cool.

The home at 210 North Gilbert Street, was constructed as a two-story vernacular house with Queen Anne details around 1896. It has clapboard siding, some fish scale detailing, and also some decorative barge boards in the gable. This house was built by Joseph Chudacek.

The one further to the south at 204 North Gilbert Street, was built by Czech immigrants and is significant because of its relationship to the brewing industry in the neighborhood. Joseph Hervert built the house adjacent to his tavern, so this is an example of early live/work. Russett noted this was often seen as owners living above their storefronts, but in this case it's the owner of the tavern living next door.

The final property is at 402 East Market Street, the Foxhead Tavern. This was originally built by Joseph Hervert and was damaged by a fire in 1906, repaired and rebuilt. Russett noted the historical importance of the Foxhead as it has been a gathering place for notable writers connected with the Iowa Writers Workshop.

The role of the Commission tonight is to make a recommendation to City Council on this rezoning, and to review the proposed designation based on its relationship to the Comprehensive Plan, as well as proposed public improvements and plans for renewal in the area involved.

In terms of the planning documents, Russett stated the IC2030 Plan includes a land use goal to continue to protect the community's historical, environmental, and aesthetic assets, and one of the strategies under that goal is to encourage protection of historic features and support enhancement of areas, and to continue to support the work of the Iowa City Historic Preservation Plan. In the housing element, there's a goal to preserve the integrity of existing neighborhoods and the historic nature of older neighborhoods, and to support the Historic Preservation Commission's efforts to meet these goals. These properties are also within the Central District Plan and within that Central District Plan, the Northside Marketplace is identified as a historic commercial neighborhood. There's also a goal to preserve and promote the unique aspects of the Northside Marketplace, and to protect historic buildings as an integral part of that Northside Marketplace. The Historic Preservation Plan's mission is for Iowa City and its citizens to seek to identify, protect, and preserve the community's historic resources in order to enhance the quality of life and economic well-being of current and future generations, and one of the goals of the

Plan is to identify historic resources to Iowa City's past. The Historic Preservation Plan also has an objective to incorporate historic preservation efforts and planning for the Northside Marketplace retail district, which includes the subject properties, and the plan does specifically note the literary and cultural importance of the Foxhead Tavern at 402 East Market Street.

Staff has received seven letters of public correspondence in support of the landmark designation, and those were included in the agenda packet.

Staff is recommending approval of REZ26-0003, an application to rezone 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to CO-1 with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business Service (CB-2) to CB-2 with a Historic District Overlay (OHD/CB-2) to designate these properties as Local Historic Landmarks.

Russett reiterated HPC did recommend approval on June 11, 2026. Next steps after P&Z approval is to go to City Council for public hearing.

Davies asked about the various historic mechanisms for protecting buildings. Russett explained there are two mechanisms, the historic district overlay zone, which applies to local landmarks, which is what they are considering tonight, as well as local historic districts. The other is the conservation overlay, which is very similar but it only applies to districts, however the rules are similar in conservation districts and historic districts.

Davies asked about the existing base level zoning, obviously these are not office buildings, so are they rental units. Russett noted although in a commercial zone they function as residential. Davies asked then is there any reason to kind of keep that the base zoning. Russett replied there was no request to change it, the request was just for the landmark designation.

Townsend asked if the James Theater, the old Riverside Theater, across the street is part of the historical society. Russett stated it is not a landmark or within a historic district.

Wade noted the literary significance is talked about quite a bit but is there anything that cites that or ties it to the history, or is it just based on it was a social gathering place, and it's implied that is a literary significance. Russett stated the significance is due to its connection to the Workshop and in all of the writers that went through the Workshop, many of them went to the tavern. She noted they did get a piece of correspondence from the director of the Workshop who spoke to that too.

Wade stated 410 is also in a historic overlay, so is this appears to be in the natural growth path of what was previously Mercy, but now University, so is this to protect these areas because the hospital could also argue that it has significant community benefits. Russett stated that the goal is to have them both exist together within the neighborhood to be able to protect the resources that exist, but still allow the hospital to operate, and the University does have some additional land to the south of the hospital if there's a need for expansion.

Wade opened the public hearing.

Rachel Carlson (Friends of Historic Preservation) stated the Foxhead and the three houses at 204, 210, and 214 North Gilbert have been in the Chudacek family for over 100 years. These

buildings were constructed by families of early Czech and German immigrants, and helped tell the story of the early brewing industry in Iowa City. Mary Ellen Chudacek wish for her family's heritage to be preserved so she bequeathed the properties to the Iowa City Community Theater with this goal in mind. The Community Theater plans to sell the properties but is asking the City to zone them as historic landmarks to help preserve them. Carlson noted standing in front of these four buildings in the 200 block of North Gilbert Street is like going back in time. These historic properties, along with others located along North Gilbert Street, such as the Wentz/Stash House, which is a Haunted Bookshop at 219 North Gilbert and 225-229 North Gilbert Street, Public Space One, help tell the story of early Iowa City and Czech and German immigrants who helped build the town. Being close to the downtown University of Iowa hospital, there is concern that the Foxhead and the Chudacek houses are in danger of redevelopment so historic landmark zoning for the Foxhead and Chudacek properties will help preserve this small but important part of Iowa City history.

Wade closed the public hearing.

Davies moves to recommend approval of REZ26-0003, an application to rezone 204,210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to CO-1 with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business Service (CB-2) to CB-2 with a Historic District Overlay (OHD/CB-2) to designate these properties at Local Historic Landmarks.

Beining seconded the motion.

Davies is fully supportive and thinks those properties definitely add to the northside environment and fabric, and it is important to preserve the history. Hopefully, with this designation they can preserve and continue to exist for another 100 years.

Beining stated it fits well with the goal of protecting the history that Iowa City has to offer and thinks it would be a shame if they didn't use this opportunity to protect them.

A vote was taken and the motion passed 4-0.

DISCUSSION ON UPDATE TO COMPREHENSIVE PLAN:

Russett stated the steering committee meeting last Wednesday and the consultant presented drafts of the transportation element and the parks and rec element to the steering committee, who are now working on finalizing those drafts. The consultant is taking comments from the steering committee as well as from members of the public and they will be doing more outreach this summer and fall. Russett also sent the Commissioners an email with the memo that was sent to Council related to the Comprehensive Plan update with an updated schedule.

CONSIDERATION OF MEETING MINUTES: MAY 6, 2026:

Davies moved to approve the meeting minutes from May 6, 2026. Townsend seconded the motion, a vote was taken and the motion passed 4-0.

Ordinance No. _____

Ordinance rezoning property located at 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to Commercial Office with a Historic District Overlay (OHD/CO-1) and 402 E. Market Street from Central Business (CB-2) zone to Central Business with a Historic District Overlay (OHD/CB-2). (REZ26-0003)

Whereas, the owners, The Iowa City Community Theater, requested a rezoning of property located at 204, 210, and 214 N. Gilbert Street from Commercial Office (CO-1) zone to Commercial Office with a Historic District Overlay (OHD/CO-1), and the property at 402 E. Market Street from Central Business Service (CB-2) zone to Central Business Service with a Historic District Overlay (OHD/CB-2) to designate each property as an Iowa City Historic Landmark; and

Whereas, these structures were originally constructed in the late 1800s and are significant for their roles in representing specific industries and professions that helped collectively shape Iowa City's early development; and

Whereas, the Comprehensive Plan encourages the preservation of historic buildings through a Neighborhood Design Principle that aims to preserve historic resources and reinvest in established neighborhoods; through a Land Use goal that aims to continue and protect the community's historical, environmental, and aesthetic assets with a strategy to encourage protection of natural areas and historic features; and through a Housing goal that aims to preserve the integrity of existing neighborhoods and the historic nature of older neighborhoods with a strategy that supports the Historic Preservation Commission's efforts to meet its goals; and

Whereas, the Central District Plan encourages preservation of historic homes, resources and neighborhoods, especially in areas close to the University by bestowing historic landmark status on the area's most significant buildings and properties; and

Whereas, Goal 1 of the Historic Preservation component of the Comprehensive Plan calls for identification of resources significant to Iowa City's past with the objective of designating individual buildings as landmarks; and

Whereas, the Historic Preservation Plan includes a section on the Gilbert-Linn Street Historic District, which discusses the importance of various buildings including the Foxhead Hervert-Tavern; and

Whereas the Historic Preservation Commission has reviewed the proposed Historic Landmark designations, has found that they meet the criteria for landmark designation due to their significance to Iowa City history, integrity of location and design, and association with events that have a significant contribution to the broad patterns of history; and

Whereas, the Planning and Zoning Commission has reviewed the proposed Historic Landmark designation rezoning and has found that it is consistent with the Comprehensive Plan goals of preserving historic resources.

Now, therefore, be it ordained by the City Council of the City of Iowa City, Iowa:

Section I. Historic Landmark Approval: Property described below is hereby reclassified to Commercial Office with a Historic District Overlay (OHD/CO-1) zone:

The North 35 feet of the South 60 feet of Lot 5, Block 47, Original Town of Iowa City, Johnson County, Iowa; and

The South 45 feet of the North 90 feet of Lot 5, Block 47, Original Town of Iowa City, Johnson County, Iowa; and

The North 45 feet of Lot 5, Block 47, Original Town of Iowa City, Johnson County, Iowa.

And the property described below is hereby reclassified to Central Business Service with a Historic District Overlay (OHD/CB-2) zone:

The South 25 feet of Lot 5, Block 47, Original Town of Iowa City, Iowa according to the recorded plat thereof.

Section II. Zoning Map. The building official is hereby authorized and directed to change the zoning map of the City of Iowa City, Iowa, to conform to this amendment upon the final passage, approval and publication of this ordinance by law.

Section III. Certification And Recording. Upon passage and approval of the Ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section IV. Repealer. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section V. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section VI. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Passed and approved this _____ day of _____, 2026.

Bruce Teague, Mayor

Approved by:

Attest: _____
Kellie Grace, City Clerk



City Attorney's Office
(Sara Greenwood – 07/30/2026)

Ordinance No. _____
Page No. _____

First Consideration: August 4, 2026

Vote for passage:

AYES: Alter, Bergus, Harmsen, Moe, Salih, Weilein

NAYS: None

ABSENT: Teague

Second Consideration: _____

Vote for passage:

AYES: _____

NAYS: _____

ABSENT: _____

Pass and Adopt:

It was moved by _____, and seconded by _____, that the ordinance as read be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
_____	_____	_____	Alter
_____	_____	_____	Bergus
_____	_____	_____	Harmsen
_____	_____	_____	Moe
_____	_____	_____	Salih
_____	_____	_____	Teague
_____	_____	_____	Weilein

Date published: _____



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution approving a Designated Endowment Fund Agreement between the City of Iowa City and the Community Foundation of Johnson County to establish the City of Iowa City Endowment for the Arts.

Prepared By:	Rachel Kilburg Varley, Economic Development & Public Art Coordinator
Reviewed By:	Geoff Fruin, City Manager Alex Bright, Assistant City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	The Economic Development Committee voted to recommend City Council approval of the proposed Endowment Agreement at their April 1, 2026 meeting.
Attachments:	Resolution Agreement CFJC Policies

Executive Summary:

As part of the FY27 budget process, the City Council approved a plan to dedicate approximately \$1,805,000 in Local Option Sales Tax revenue over six years, dependent upon actual revenues received, to establish a permanent endowment supporting arts and cultural initiatives in Iowa City.

The Designated Endowment Fund Agreement with the Community Foundation of Johnson County formally establishes the City of Iowa City Endowment for the Arts as an Endowed Designated Fund. Under the Agreement, the Endowment's principal is intended to remain intact as a permanent source of community capital for the purpose of supporting nonprofit organizations, artists, and programs that advance community access to the arts within Iowa City.

This Agreement legally establishes the Endowment Fund and its broad charitable purpose. A separate Governance & Distribution policy on this Council agenda further establishes the City's own policy and procedure for managing and administering the Endowment.

Background / Analysis:

The creation of an arts endowment serves as a long-term investment in the stability and impact of Iowa City's arts and cultural ecosystem. As part of the FY27 budget process, at the February 4, 2026 City Council Work Session the City Council agreed to dedicate approximately \$1,805,000 in Local Option Sales Tax revenue over the next six years, dependent upon actual revenues received, to build an Iowa City Arts Endowment.

Staff worked with the Community Foundation of Johnson County to establish a structure through which these funds can be invested and maintained for long-term community benefit. In addition, both arts stakeholders and the Council Economic Development Committee reviewed the proposed Agreement and supplemental policy. The resulting Designated Endowment Fund Agreement establishes the City of Iowa City Endowment for the Arts as an Endowed Designated Fund administered by the Community Foundation.

Under the Agreement, contributions are irrevocable and become charitable assets of the Community Foundation. As an endowed fund, contributed principal is intended to remain intact as a permanent source of community capital, while distributions out of the fund are capped at a percentage each year. The stated purpose of the Endowment is to support arts and cultural initiatives within Iowa City's corporate limits, including grants to nonprofit organizations, artists, and programs that advance community access to the arts.

The Community Foundation will administer the Fund according to its internal policies, which are attached to this agenda item. To provide additional direction, staff has developed a separate Governance & Distribution Policy establishing the City's policy and procedure for oversight and distribution recommendations. Staff has also developed a separate Arts Anchor Fund Program Policy, which governs a specific funding program supported by Endowment distributions. Both policies have been reviewed and recommended for approval by the Council Economic Development Committee and thus are presented as separate items for City Council consideration on this August 18, 2026 agenda.

Approval of this resolution authorizes the City to enter into the Designated Endowment Fund Agreement with the Community Foundation of Johnson County and formally establishes the City of Iowa City Endowment for the Arts.

Resolution No. _____

Resolution approving a Designated Endowment Fund Agreement between the City of Iowa City and the Community Foundation of Johnson County to establish the City of Iowa City Endowment for the Arts.

Whereas, the City of Iowa City seeks to support arts and cultural initiatives that enhance community vitality, expand access to the arts, and contribute to the quality of life in Iowa City; and

Whereas, the City desires to establish a permanent source of funding to support arts and cultural initiatives within the corporate limits of Iowa City; and

Whereas, as approved through the Fiscal Year 2027 budget process, the City Council intends to dedicate approximately \$1,805,000 in Local Option Sales Tax revenue to the City of Iowa City Endowment for the Arts over the next six years, dependent upon actual revenues received; and

Whereas, the Community Foundation of Johnson County is a charitable organization qualified under Sections 501(c)(3) and 509(a)(1) of the Internal Revenue Code and administers charitable and endowed funds for the benefit of the community; and

Whereas, the City and Community Foundation of Johnson County have developed a Designated Endowment Fund Agreement establishing the City of Iowa City Endowment for the Arts as an Endowed Designated Fund, with the principal intended to remain intact as a permanent source of community capital; and

Whereas, distributions from the Endowment will support arts and cultural initiatives taking place within the corporate limits of the City of Iowa City, including, but not limited to, grants to nonprofit organizations, artists, and programs that advance community access to the arts; and

Whereas, the City will separately establish a Governance & Distribution Policy to guide the City's recommendations for distributions from the Endowment, consistent with the terms of the Agreement and the Community Foundation of Johnson County's applicable policies and procedures; and

Whereas, it is in the best interest of the City to enter into the Designated Endowment Fund Agreement with the Community Foundation of Johnson County.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The Designated Endowment Fund Agreement between the City of Iowa City and the Community Foundation of Johnson County establishing the City of Iowa City Endowment for the Arts is hereby approved.
2. The City Manager is authorized and directed to execute the Agreement.

Passed and approved this _____ day of _____, 2026.

Mayor

Approved by:

Attest: _____
City Clerk

City Attorney's Office

Community Foundation of Johnson County Designated Endowment Fund Agreement

City of Iowa City Endowment for the Arts

This agreement is between the City of Iowa City ("Organization") and the Community Foundation of Johnson County ("Foundation") to establish a Designated Endowment Fund to be known as the **City of Iowa City Endowment for the Arts** ("Fund"). This agreement takes effect on August 6, 2026 and is subject to the following terms and conditions.

I. Contribution

Contributions made to this fund will be received by The Community Foundation of Johnson County, a charitable organization described in sections 501(c)(3) and 509(a)(1) of the Internal Revenue Code. Gifts made to the fund are irrevocable, which will be used to establish and maintain a charitable fund of the Foundation, subject to the Foundation's governing documents and bylaws.

The Organization establishes this fund as the following type (choose only one):

☐ **Non-Endowed Designated Fund** The Foundation may refer to its non-endowed funds as charitable giving funds. Distributions can be made of the income and principal of the fund.

☒ **Endowed Designated Fund** Endowed funds are intended to last, with the principal of the fund remaining intact as a permanent source of community capital. Distributions are capped at a percentage each year (historically at 5%).

II. Purpose

Consistent with the charitable purposes of the Foundation, distributions from this Fund will be used to support arts and cultural initiatives taking place within the corporate limits of the City of Iowa City, including but not limited to grants to nonprofit organizations, artists, and programs that advance community access to the arts.

III. Distributions

Designated Fund Representatives may make recommendations for distributions from the fund. The Organization may establish additional policies or procedures to guide its recommendations for distributions from the Fund, consistent with the Foundation's policies. The Foundation will independently determine whether recommendations it received are consistent with the Fund's charitable purpose. The Foundation may accept or reject recommendations. Distributions must comply with the Foundation's policies and procedures, including its Spending Policy and Procedure for Grantmaking and Due Diligence Policy. The Foundation cannot make

distributions to fulfill any pledge, obligation, or membership, or to support any activity from which a Donor, Advisor or related party will receive a benefit.

IV. Variance Power

This Fund is a component fund of the Foundation, and its assets are assets of the Foundation. The Fund is subject to the Foundation's governing instruments including the Foundation's power to modify any restrictions or condition on the distribution of funds for any specified charitable purposes or to specified charitable purposes or to specified organizations if in the sole judgement of the governing body (without the necessity of the approval of any participating trustee, custodian, or agent), such restriction or condition becomes, in effect, unnecessary, incapable of fulfillment, or inconsistent with the charitable needs of the community or area served.

V. Fees

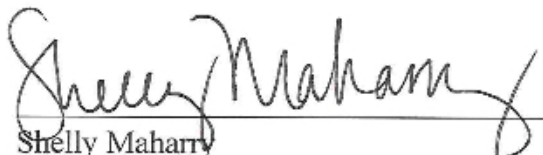
The Foundation will assess administrative and investment management fees against the Fund in accordance with the Foundation's published fee schedule, as amended from time to time. The Foundation may also assess the fund to cover any unusual expenses incurred in connection with the contributed assets, including the cost of disposing of them, and in the administration of the Fund. The current fee for designated charitable giving funds is 1.25%, assessed at the time donations are deposited into the account.

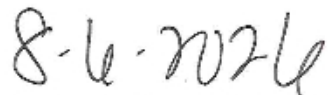
VI. Administration

The Fund will be administered in accordance with the normal and customary policies of the Foundation (available upon request).

Geoff Fruin
City Manager, City of Iowa City

Date


Shelly Maharry
President and CEO
Community Foundation of Johnson County


Date

Community Foundation of Johnson County Spending Policy

The Community Foundation of Johnson County (the “Foundation”) sets its annual spending rate for endowment funds by applying a percentage, determined annually by the Board of Directors based on the recommendation of the Finance-Investment Committee. The annual spending rate will be applied to each endowed fund’s fair market value as of June 30. In determining the applicable spending rate percentage, the Finance-Investment Committee considers the Foundation’s history, spending policies in place at other community foundations, and the Foundation’s responsibility to preserve the purchasing power of endowed funds over time. Additionally, the Investment-Finance Committee will use a formula as part of the analysis for setting the annual spending rate as follows:

$$\begin{array}{l} \text{Current Giving Rate Percent} \\ \text{Plus (+) Average Administrative Expense Percent} \\ \text{Equals (=) Annual Cost Percentage} \end{array}$$

If two of the three prior years’ three year rolling averages are below the calculated Annual Cost Percentage, consideration will be given to adjusting the giving rate.

In making the final decision for the annual spending rate, the Board will take into consideration:

- The duration and preservation of the Foundation’s permanent funds
- The Foundation’s purposes and those of the funds
- General economic conditions
- The possible effect of inflation or deflation
- The expected total return from income and the appreciation of investments
- The Foundation’s other resources
- The Foundation’s investment policy

Adopted by the Community Foundation Board of Directors 05/17/18

Community Foundation of Johnson County

Procedure for Grantmaking and Due Diligence Policy

Policy

The Community Foundation of Johnson County (the “Foundation”) is committed to the principles of good grant making and due diligence that includes, but is not limited to, the following:

- Grants will only be made for charitable purposes
- Grants will be made to organizations that are financially stable, well managed, for projects that are well-conceived, and the Foundation Board believes are likely to be successful.
- No employee or employee’s family members shall receive benefits from any grant. Furthermore, no advisor, volunteer, or donor who is involved in the grant review or recommendation of a grant shall receive benefits from any grant.
- Grants are to be used by each grantee for the appropriate purposes as approved by the Foundation’s Board of Directors.
- In some instances, the Foundation will exercise expenditure responsibility over certain grants as required by the 2006 Pension Protection Act.

Procedures

The Executive Director and the Grants Committee are responsible for ensuring that all grants are for charitable purposes and that the proposed project falls within the scope of the organization’s charitable mission. In the case of competitive grants the grantee must agree to abide by the Terms of the Grant Agreement as published on the Foundation website.

In the case of noncompetitive grants, such as Donor Advised Grants and Designated Grants with a specific charitable purpose, an agreement is included with the grant check.

Federal legislation prohibits a donor advised fund from making grants, loans, paying compensation or similar payments (including expense reimbursements) to donors, advisors or other disqualified persons. Nor shall any disqualified person receive more than an incidental benefit from a fund or from any grant recipient receiving a distribution from the fund. Thus, grants from donor advised funds may not be used to pay for anything that might be perceived as a material benefit to the donor, advisor, or other disqualified person – including dinner tickets, membership fees, golf fees, admission tickets, or other gifts. If sponsorship of a fundraising event includes a material benefit, a grant from a donor-advised fund cannot be used for this purpose. Further, the IRS has taken the position that the charitable and non-charitable portion of a ticket are inseparable and the donor-advisor cannot correct the private benefit problem by offering to pick up the “non-charitable” portion of the ticket. Community Foundation grants must be entirely for charitable purposes.

Grants are only made to organizations that are financially stable, well managed, for projects that are well-conceived, and that the Foundation Board believes are likely to be successful.

Community Foundation of Johnson County

Procedure for Grantmaking and Due Diligence Policy

Grant making staff are responsible for the thorough vetting of each competitive application received by the Foundation. In the case of Donor Advised Fund grants, the staff researches through GuideStar, IRS Exempt Organizations Select Check, and if necessary, contacts each grantee to determine their 501(c)(3).

If the grant recommendation is for an organization that is other than a 501(c)(3) and 509 (a)(1) or (2) under the tax code, additional research and assessment (expenditure responsibility) will be undertaken. The procedure for expenditure responsibility is described below in Section 5.

No staff member or staff member's family shall benefit from any grant. Further, no advisor, volunteer, or donor who is involved in the grant review or recommendation of a grant shall benefit from any grant.

On an annual basis, all staff, volunteers, and board members complete conflict of interest statements indicating that they will disclose any potential conflicts. If a board member or volunteer has a conflict with a particular grant application, then the person will recuse themselves from reviewing, commenting, and voting on such grant.

In the case of Donor Advised Grants, each donor advisor must indicate that they receive no benefit from each grant they recommend. Each donor advisor receives a copy of the Donor Advised Fund Guidelines that clearly state that no grants may be recommended that will result in any type of benefit back to the donor or his/her family.

Grants are used by each grantee for the appropriate purposes as approved by the Foundation's Board of Directors.

All competitive grants require a written final report including a description of how the grant was spent. If the funds were not used for the intended purpose, the Foundation will ask for the funds to be returned.

Expenditure Responsibility

The Foundation shall exercise expenditure responsibility for grants made from donor advised funds to organizations that are not "functionally integrated" and any supporting organization if the organization it supports is controlled by the donor or donor appointee. Foundation Staff will determine if an organization falls within the above three categories by using one of the following sources to determine status: a review of the organization's tax status determination letter from the IRS; consulting GuideStar charity data base; receipt of written opinion of counsel; or receipt of written representation from grantee combined with sponsoring organization review of supporting organization's governing documents and written representations from each supported organization. Where expenditure responsibility is required the Foundation will follow the procedure described:

- a) Pre-Grant Research: The Foundation will conduct a reasonable investigation of the grantee to assure that the grantee possesses the capacity to perform the charitable activity to be funded by the grant.

Community Foundation of Johnson County

Procedure for Grantmaking and Due Diligence Policy

- b) Written Agreement: The Foundation and the Grantee organization will sign a written agreement which will define the charitable activities that will be accomplished with the granted funds.
- c) Reporting: The grantee must file a final report with CFJC by June 30 following the year that the grant was awarded, including a complete accounting of the expenditure of the funds.
- d) Report to IRS: When filing the federal tax return for any year in which a grant of \$5,000 or greater is made by the Foundation that requires expenditure responsibility, the Foundation shall indicate that such payments were made and complete the appropriate schedule to said tax return. The schedule shall include the name of the grantee, amount of the grant and the grantee's federal tax identification number.

Adopted by the CFJC Board of Directors

Signed: _____

Board Secretary

Date: 04/19/18

Community Foundation of Johnson County

Investment Policy

I. Purpose

The Community Foundation of Johnson County (Foundation) provides financial support to a wide variety of non-profit organizations and causes in the greater Johnson County, Iowa area. The Foundation's board, staff and investment managers have the fiduciary responsibility to meet these current needs, while preserving and building the assets of the Foundation for long-term purposes.

Fiduciary Duty

All assets shall be managed consistent with sound and prudent fiduciary practices and comply with all applicable laws including the Uniform Prudent Management of Institutional Funds Act as adopted in Iowa and Illinois. In seeking to attain the investment objectives set forth in the policy, the Committee and its members must act with care, skill, prudence and diligence under the circumstances then prevailing that a prudent person in like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims. All investment actions and decisions must be based solely on the interests of the Foundation. Investment Managers must provide full and fair disclosure to the Committee of all material facts regarding any potential conflicts of interest.

The purpose of this Investment Policy Statement (IPS) is to assist the Finance Committee in effectively supervising, monitoring and evaluating the investment of Foundation assets to meet both the short-term needs (operating expenses and grant allocation), and the long-term goals (growth of the foundation's assets to provide for its ongoing viability and future community needs). The Foundation's assets will be divided and managed in separate funds or accounts, each designed to meet specific objectives. These accounts are:

- A. The operations and distributions account will serve to meet the Foundation's liquidity needs. It will fund the day-to-day operational requirements of the Foundation and provide a short-term pool for approved yet undistributed grants. This account will be invested in FDIC insured deposit accounts, money market funds, or short-term, layered (3 to 6 month) US Treasury or Agency debt securities or securitized by an agency of the Federal government.

- B. The general endowment account which will serve as the Foundation's long-term investment fund(s).

Endowment accounts are to be invested in diversified portfolios of debt and equity issues to provide for:

- Distributions and cash requirements for operational activities
- Opportunities for Long term growth and appreciation
- Grant distributions
- Future expenses
- Provide an offset to the effects of inflation

The following asset allocation models are guidelines to be used for the general investment structure of the Foundation's endowment accounts: The philosophy of these guidelines is to allow investment advisors maximum latitude in meeting and/or exceeding investment objectives with due regard to risk.

Investment Strategy Guidelines for Investment Advisors:

	<u>Minimum Target %</u>	<u>Maximum Target %</u>
Cash and cash equivalents	0%	20%
Fixed income	15%	50%
Equities	30%	80%

The degree of concentration in any equity or debt investment should not exceed 15% (by individual company) or 40% (by industry sector) of the investment managers' portfolios. Exceptions to these guidelines may be made to accommodate a significant gift(s) of individual securities or cash, pending their timely and prudent sale and reinvestment based on investment advisor discretion with timely notification to the Finance Committee.

- II. The Foundation's President shall appoint an Finance Committee on an annual basis, (including at least one member of the Foundation's Executive Committee), with a target committee size of not less than five (5) members, and not more than seven (7) members. A quorum shall consist of a majority of the committee's members. The Finance Committee's duties shall include:
- A. Periodic review of the Foundation's investment policies and the recommendation of revisions as needed to the Board of Directors.
- B. An annual meeting with the Foundation's investment managers to discuss portfolio performance, and any re-allocation or re-direction of assets currently under management.

- C. The establishment of investment performance goals to be used in the selection of investment managers.
- D. The Finance Committee will perform quarterly reviews of the investment performance, and the portfolios' compliance with investment policy.
- E. The recommendation to retain or replace the Foundation's investment managers, and / or the reallocation of Foundation funds between investment managers.
- F. Negotiate favorable management fees with the Foundation's investment managers.
- G. Report to the full Board on a quarterly basis.
- H. Provide an annual recommendation to the Grants Committee regarding funds available for upcoming grant cycles.

III. Permitted investments will include:

- A. Common and preferred stocks, which are publicly, traded on an established or generally recognized exchange such as, but not limited to, the New York, American or NASDAQ exchanges.
- B. Direct obligations of the U.S. Government and its Agencies.
- C. Corporate bonds, notes, and commercial paper.
- D. No-load or load waived mutual funds whose investment practices fall within the confines of this policy.
- E. Money market mutual funds or federally insured money market accounts.
- F. Federally insured certificates of deposit.
- G. Alternative investments with prior disclosure and notification of exposure to the Finance Committee
- H. It is recognized that all investments carry risk and it is generally understood that equity investments carry a greater level of market risk than debt or fixed income securities. The specific portfolio management decisions including security selection, size and quantity of holdings, emphasis on income vs. growth, portfolio turnover or other strategic investment activities are left to the investment advisor's discretion subject to standards of a fiduciary. Investment Advisors shall have the responsibility for developing and recommending asset allocation strategies to the Finance Committee, monitoring the Fund investments,

researching and recommending investment vehicles and managers and providing timely investment reports to the Finance Committee.

Prohibited investments and transactions include commodity trading, futures contracts, the purchasing of restricted stock or other non-marketable securities, short sales, and margin purchases.

IV. EXCESS BUSINESS HOLDINGS

The Pension Protection Act of 2006 amended section 4943 of the Internal Revenue Code to limit ownership of closely-held business interests in a donor advised fund. A fund's holdings, together with the holdings of disqualified persons (donor, advisor, members of their families and businesses they control) may not exceed any of the following:

- 20% of the voting stock of an incorporated business;
- 20% of the profits interest of a partnership, joint venture, or the beneficial interest in a trust or similar entity;
- Any interest in a sole proprietorship.

These limitations do not apply if the donor-advised fund holds an interest that does not exceed two percent of the voting stock and two percent of the value of the business.

Donor-advised funds receiving gifts of interests in a business enterprise have five years from the receipt of the interest to divest the holdings that are above the permitted amount, with the possibility of an additional five years if approved by the Secretary of the Treasury. To prevent a violation of the rules, it is the Foundation's policy to divest itself of such holdings within five years from the date the Foundation acquired the asset. If that is not possible, the asset will be transferred to a new or existing fund that is not an advised fund.

Since they are not "business enterprises," the rule will not apply to most gifts of real property, although undeveloped land may become a business enterprise under some circumstances. Interests in investment partnerships and LLCs – including family partnerships, hedge funds, REITs, and so forth – are excluded from the definition of business enterprise if 95 percent or more of the entity's income is from passive sources. Examples of other property gifts that are excluded because they are not business enterprises include: oil and gas interests (non-working); life insurance; tangible personal property (if it is not inventory); and remainder interests in personal residences and farms.

- V. The Community Foundation serves a highly diverse group of constituencies in the Johnson County, Iowa area. It is the Foundation's belief that its investment policy and activities should strive to benefit not only its local constituencies, but also society at large.



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution adopting the City of Iowa City Endowment for the Arts Governance & Distribution Policy.

Prepared By:	Rachel Kilburg Varley, Economic Development & Public Art Coordinator
Reviewed By:	Geoff Fruin, City Manager Alex Bright, Assistant City Attorney
Fiscal Impact:	Approximately \$1,805,000 in Local Option Sales Tax revenue will be contributed to the Iowa City Endowment for the Arts over a six year period (FY27 - FY32).
Staff Recommendation:	Approval
Commission Recommendations:	The Economic Development Committee voted to recommend City Council approval of a proposed Arts Endowment Governance & Distribution Policy at their July 1, 2026 meeting. Several non-substantive changes have been made to the policy approved by the EDC to ensure legal compliance.
Attachments:	Resolution Governance Distribution Policy

Executive Summary:

The proposed Governance & Distribution Policy establishes the City's framework for oversight and administration of the Iowa City Endowment for the Arts. The Policy supplements the Designated Endowment Fund Agreement between the City and the Community Foundation of Johnson County (CFJC), which holds and administers the Endowment. In the event of a conflict, the Fund Agreement and CFJC policies control, with the exception of the distribution cap, which is controlled by the amount established in this policy.

The Policy establishes roles and responsibilities for the City Council, Economic Development Committee, City Manager and staff, and CFJC; outlines the planned schedule for City contributions; establishes a minimum fund balance before distributions from investment returns may begin; limits annual distributions to no more than 4% of the Endowment's average balance; and identifies authorized categories for use of Endowment proceeds.

The primary distribution category is the Arts Anchor Fund, which provides stable, predictable funding to institutional arts organizations in exchange for providing public programs and cultural services central to Iowa City's civic life and community identity. The specific eligibility requirements, allocation methodology, and other program requirements for the Arts Anchor Fund are established through a

separate policy presented for City Council consideration on this agenda.

Background / Analysis:

The City of Iowa City Endowment for the Arts is intended to create a sustainable, long-term funding source for specific arts and cultural initiatives within Iowa City. While the Designated Endowment Fund Agreement establishes the legal relationship between the City and CFJC and the broad charitable purpose of the Endowment, the proposed Governance & Distribution Policy establishes how the City will oversee its participation in and make recommendations for distributions from the Endowment.

Under the proposed governance structure:

- A City Manager-designated staff lead is responsible for day-to-day administration, including preparing distribution recommendations, administering distribution categories, coordinating with CFJC, maintaining records, and supplying performance reports to City Council.
- The Economic Development Committee will review staff recommendations and make recommendations regarding the Governance & Distribution Policy and annual contributions and distributions to the full council.
- The City Council retains final authority over this policy and annual contribution and distribution recommendations submitted to CFJC.
- While any planned contributions or distributions will be approved through the City Council's budget a process, they will also be authorized via separate City Council resolution for clear and transparent documentation of Endowment activity.
- Following Council authorization of a distribution, the City Manager or designee will submit the City's formal distribution recommendation to CFJC. Upon CFJC approval, the distribution will be made to the City, which will administer payments to the final recipients in accordance with the applicable City program or funding requirements.

This structure is consistent with the Policy's requirement that CFJC first distribute approved funds to the City, after which City staff distributes them in accordance with City policies and procedures.

This Policy incorporates the City's planned six-year investment in the Endowment using Local Option Sales Tax (LOST) revenue. Estimated contributions start at \$300,000 in FY27, then gradually decline from \$395,000 in FY28 to \$195,000 in FY32 (actual contributions are subject to Council approval through the annual budget process and actual LOST revenue). The declining contribution schedule is intentional and designed to build the Endowment toward its targeted balance while gradually reducing reliance on annual City contributions as investment earnings increase.

At the same time, the existing \$250,000 in General Fund support for these arts and cultural purposes is planned to decline over the six-year Endowment seeding period, with the goal of ending reliance on the General Fund once the Endowment reaches its targeted balance. Once that occurs, the City anticipates retaining an ongoing allocation of approximately \$350,000 annually in LOST revenue for arts and cultural purposes. This annual LOST allocation could be combined with distributions generated by the Endowment to meet the City's arts funding commitments, with any available balance potentially reinvested in the Endowment to support its continued growth.

To support long-term sustainability, the Policy prohibits spending draws from Endowment

investment returns until the Endowment reaches a balance greater than \$2 million and prohibits any distribution that would cause the balance to fall below that threshold. Once the threshold is reached, CFJC's Spending Policy governs the amount available for distribution and caps annual distributions at 5% of the Endowment's average balance. The City's Policy establishes a more conservative maximum annual distribution of 4%. This approach is intended to balance the City's arts funding goals with preservation and continued growth of the Endowment, particularly during its early years. Based on current projections, the \$2 million threshold is anticipated to be reached by approximately FY2033.

This Policy also establishes authorized uses of future Endowment distributions. The Arts Anchor Fund is designated as the primary distribution category, alongside funding to support administration of the Iowa City Arts Alliance and opportunity for the City to establish additional categories in the future.

Each year, staff will review Endowment performance and available spending draw and prepare a recommended distribution for review by the Economic Development Committee. City Council will approve this through the City's annual budget process and by separate Resolution. Following Council authorization, CFJC will review the recommendation for consistency with the Endowment's charitable purpose and their policies and process the approved distribution. This Policy will also be reviewed annually by staff and may be recommended for amendment by City Council resolution if circumstances change.

Resolution No. _____

Resolution adopting the City of Iowa City Endowment for the Arts Governance & Distribution Policy.

Whereas, the City of Iowa City has established the City of Iowa City Endowment for the Arts ("Endowment") with the Community Foundation of Johnson County ("CFJC") to provide a sustainable, long-term source of funding for arts and cultural initiatives within the corporate limits of Iowa City; and

Whereas, the Endowment is governed by a Designated Endowment Fund Agreement between the City and CFJC, which establishes the Endowment's charitable purpose and CFJC's responsibilities for holding, investing, administering, and distributing Endowment assets; and

Whereas, the City desires to establish a Governance & Distribution Policy supplementary to the Fund Agreement to provide a framework for City oversight, contributions, distribution recommendations, and use of Endowment proceeds; and

Whereas, the proposed Governance & Distribution Policy establishes the respective roles of the City Council, City Council Economic Development Committee, City staff, City Manager, and CFJC in the administration of the Endowment and distribution recommendation process; and

Whereas, the Policy provides that City contributions to the Endowment will be appropriated through the annual budget process and establishes a planned six-year contribution schedule utilizing Local Option Sales Tax revenue, subject to available revenues and annual City Council approval; and

Whereas, the Governance & Distribution Policy provides a framework intended to preserve the long-term sustainability of the Endowment while allowing Endowment proceeds to support Iowa City's arts and cultural ecosystem; and

Whereas, under this Policy, any contributions to or distributions from the Endowment will be approved annually by City Council Resolution.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The City of Iowa City Endowment for the Arts Governance & Distribution Policy, attached hereto and incorporated herein, is hereby adopted.
2. The City Manager, or designee, is authorized to administer the Endowment in accordance with the Governance & Distribution Policy, the Designated Endowment Fund Agreement with the Community Foundation of Johnson County, and applicable City policies and procedures.

Passed and approved this _____ day of _____, 2026.

Mayor

Approved by:

Resolution No. _____
Page 2

Attest: _____
City Clerk

City Attorney's Office

City of Iowa City Endowment for the Arts Governance & Distribution Policy

Section 1: Purpose & Authority

This policy governs the oversight, distribution recommendations, and use of proceeds from the City of Iowa City Endowment for the Arts (“Endowment”), held by the Community Foundation of Johnson County (“CFJC”) as a designated endowment fund.

This policy operates pursuant to and is supplementary to the Designated Endowment Fund Agreement (“Fund Agreement”) between the City of Iowa City (“City”) and CFJC, executed _____, 2026. In the event of any conflict between this policy and the Fund Agreement or CFJC’s governing policies, the Fund Agreement and CFJC policies shall control.

The purpose of the Endowment, as defined in the Fund Agreement’s purpose statement, is to provide a sustainable, long-term source of funding for arts and culture initiatives within the corporate limits of Iowa City, including but not limited to grants to non-profit organizations, artists, and programs that advance community access to the arts.

Section 2: Governance Structure & Roles

2.1 City Council

The Iowa City City Council holds final authority over all distribution recommendations submitted to CFJC. The Council’s role includes:

- Approving the Governance & Distribution Policy and any amendments thereto
- Authorizing annual distribution recommendations to CFJC by Council Resolution
- Setting annual contribution levels to the Endowment through the budget process

2.2 City Council Economic Development Committee (EDC)

- Recommending the Governance & Distribution Policy and any amendments thereto for City Council approval, by Resolution
- Recommending annual contribution and distribution recommendations from the Arts Endowment for City Council approval, by Resolution

2.3 City Manager’s Designee (Staff Lead)

A City staff position designated by the City Manager shall serve as the staff lead for Endowment administration. Responsibilities include:

- Preparing annual distribution recommendations for EDC and City Council review and approval, by Resolution
- Administering distribution categories including the Arts Anchor Fund (see Section 4)

- Negotiating contracts with distribution recipients showing the goods and/or services the public is receiving in exchange for distribution recommendations
- Coordinating with CFJC on fund performance, contribution schedules, and distribution processing
- Monitoring City compliance with this policy and the Fund Agreement
- Maintaining records of all distributions and fund activity

2.4 City Manager (Authorized Representative)

The City Manager, or their designee, is the City's authorized representative for purposes of the Fund Agreement with CFJC. Upon Council authorization of distribution recommendations, the City Manager, or designee, shall submit formal distribution recommendations to CFJC on behalf of the City.

2.5 Community Foundation of Johnson County

CFJC holds and invests Endowment assets in accordance with its own investment and spending policies. Per the Fund Agreement, CFJC independently determines whether distribution recommendations are consistent with the Fund's charitable purpose and retains discretion to accept or reject recommendations. Approved distribution recommendations are disbursed to the City per City Council Resolution. CFJC assesses fees against the Fund in accordance with its published fee schedule

Section 3: Fund Contributions & Maturation

3.1 City Contributions

The City intends to make annual contributions to the Endowment using Local Option Sales Tax (LOST) revenue, as appropriated through the annual budget process.

The estimated contribution schedule is as follows, subject to Council approval each fiscal year:

- FY27: \$300,000
- FY28: \$395,000
- FY29: \$345,000
- FY30: \$295,000
- FY31: \$245,000
- FY32: \$195,000

Contribution levels reflect the planned allocation of LOST revenue over the initial six-year Endowment growth period, with declining City contributions offset by anticipated investment growth. The contribution schedule was designed to achieve the targeted fund balance while gradually reducing reliance on annual City contributions over time. Actual contributions may be adjusted based on available revenue and competing priorities.

After Fiscal Year 2032, or once the Endowment balance reaches \$2 million, whichever occurs first, the City may continue to make annual contributions on a discretionary basis.

3.2 Other Contributions

In addition to City contributions, the Endowment may receive contributions from individuals, estates, businesses, foundations, and other organizations. Such contributions shall be invested and administered as part of the Endowment and shall be subject to the same distribution and expenditure provisions established by this policy.

3.3 Minimum Fund Balance for Endowment Spending Draw

No spending draw from Endowment investment returns shall be initiated until the Endowment reaches a minimum fund balance greater than \$2,000,000 (the “Minimum Balance Threshold”). At no time shall a draw from the Endowment cause the fund balance to drop below \$2,000,000.

This threshold is intended to ensure the Endowment has sufficient principal to generate meaningful, sustainable returns before distributions begin. The Minimum Balance Threshold may be adjusted by Council action based on fund performance, investment conditions, or changes in planned distribution levels.

Based on contribution projections as of the date this policy was adopted, the Minimum Balance Threshold is anticipated to be reached by FY2033.

3.4 Spending Draw Rate

Once the Minimum Balance Threshold is met, annual spending draws from Endowment investment returns shall be made in accordance with CFJC’s Spending Policy and this Governance and Distribution Policy. While the CFJC’s Spending Policy has historically capped annual distributions at 5% of the fund’s average balance, this policy imposes an annual distribution cap of 4% of the fund’s average balance subject to change by City Council. The City’s distribution recommendations in any given year may be at or below the maximum available draw.

Section 4: Distribution Categories

Endowment distributions shall fall within the following authorized categories:

4.1 Arts Anchor Fund

The primary distribution category of the Endowment for the Arts is the Arts Anchor Fund, which provides stable, predictable funding to institutional arts organizations in exchange for providing public programs and cultural services central to Iowa City’s civic life and community identity.

The allocation methodology and distribution policy for the Arts Anchor Fund is adopted by separate City Council Resolution. Eligibility will follow the criteria established in the Arts Anchor Fund Policy.

4.2 Arts Alliance Support

The City may allocate a portion of available arts funding to support administration of the Iowa City Arts Alliance, a partnership initiative focused on coordination, leadership, and capacity-building for the local arts ecosystem. Arts Alliance funding shall be reviewed annually and is subject to Council authorization through the budget process.

4.3 Other Distribution Categories

The City may establish additional distribution categories in the future, including but not limited to, public artworks, repair and maintenance; project-based grants; or capital funding for civic and non-profit arts facilities.

Section 5: Annual Distribution Recommendation Process

Each year, City staff reviews endowment performance and the available spending draw and prepares a recommended distribution. The Economic Development Committee reviews the recommendation and forwards it for consideration through the City's annual budget process. Following City Council authorization, staff submits the approved distribution recommendation to the Community Foundation, which reviews the recommendation for consistency with the Fund purpose and processes the distribution to the City. Staff then distributes funds in accordance with City policy and procedures.

Section 6: Policy Review & Amendment

City staff shall review this policy annually and, when delivering the distribution recommendation to the Economic Development Committee pursuant to Section 5 of this policy, recommend amendments as needed based on changes in fund performance, Community Foundation policies, legal requirements, changes to the Iowa City arts ecosystem, or other relevant factors. Amendments to this policy must be approved by City Council resolution.



CITY OF IOWA CITY COUNCIL ACTION REPORT

August 18, 2026

Resolution adopting the Iowa City Arts Anchor Fund Program Allocation Methodology & Distribution Policy.

Prepared By:	Rachel Kilburg Varley, Economic Development & Public Art Coordinator
Reviewed By:	Geoff Fruin, City Manager Alex Bright, Assistant City Attorney
Fiscal Impact:	Program funding will be approved annually through the City Council's budget process, relying on a combination of General Fund and Local Option Sales Tax (LOST) revenue from FY27 - FY32, and a combination of LOST revenue and Iowa City Endowment for the Arts distributions beginning approximately FY33 and beyond.
Staff Recommendation:	Approval
Commission Recommendations:	The Economic Development Committee voted to recommend City Council approval of the proposed Arts Anchor Fund Program Allocation Methodology & Distribution Policy at their July 1, 2026 meeting.
Attachments:	Resolution Arts Anchor Fund Policy

Executive Summary:

The proposed Arts Anchor Fund Allocation Methodology & Distribution Policy establishes a framework for providing stable, predictable funding support to established arts organizations that serve as institutional anchors within Iowa City's cultural ecosystem and provide programs, services, and events that enhance community access to the arts and offer other public benefit for the Iowa City community, including economic impact. The Arts Anchor Fund is the primary distribution category established through the City of Iowa City Endowment for the Arts Governance & Distribution Policy.

The Policy identifies six organizations (eligible for funding and establishes two funding tiers recognizing differences in organizational scale, operating model, public accessibility, and ability to generate earned revenue:

- Tier 1: Public Access Anchors: Summer of the Arts, UNESCO City of Literature
- Tier 2: Earned Revenue Anchors: Englert Theater, FilmScene, Riverside Theater, and Public Space One

Annual funding recommendations will fall within ranges based on each organization's prior-

year actual operating expenses and subject to change each year. Awards will be determined annually based on organizational merit, available City funding, and City Council approval.

This Policy will be effective upon adoption and will first govern funding awarded for FY28. Administrative activities associated with the FY28 funding cycle, including the September 1 organizational reporting deadline and development of funding recommendations, will begin during FY27.

Background / Analysis:

The City of Iowa City has historically provided financial support to local institutional arts and cultural organizations. However, this support has not been administered through a formal funding program, resulting in an inconsistent and unpredictable approach to funding requests and allocations. As part of a broader strategy to strengthen and sustain City support for the arts, including the creation of the Iowa City Endowment for the Arts, staff developed the Arts Anchor Fund Program to provide a more consistent and transparent framework for stable financial support to organizations that play a significant, long-term role in Iowa City's cultural identity and community life and provide programs, events, and services that enhance public access to the arts and benefit the local economy.

This proposed Allocation Methodology & Distribution Policy governs the Arts Anchor Fund Program. First, the program establishes baseline eligibility requirements and identifies six eligible organizations: Iowa City UNESCO City of Literature, Summer of the Arts, Englert Theatre, FilmScene, Public Space One, and Riverside Theatre. Eligibility alone does not guarantee a specific annual award and any additions to the list of eligible organizations would require City Council approval through amendment of the Policy.

The Policy places eligible organizations into two funding tiers designed to account for differences in operating models and revenue-generating capacity:

- Tier 1: Public-Access Anchors includes organizations whose primary mission emphasizes free or substantially free public arts and cultural programming and that have limited opportunities to generate earned revenue. This includes Summer of the Arts and the UNESCO City of Literature.
- Tier 2: Earned-Revenue Anchors includes organizations with diversified funding models and meaningful opportunities to generate earned revenue through tickets, admissions, memberships, performances, classes, rentals, or similar activities. This includes Englert Theatre, FilmScene, Riverside Theater, and Public Space One.

Within each tier, funding ranges are established as a percentage of an organization's prior-year actual operating expenses, with the percentage varying based on organizational budget size. These ranges are intended to provide a framework for annual funding recommendations rather than guarantee a particular level of City support. Organizations will not request a specific funding amount, nor will awards be determined based on the City's prior investment in an organization. Each year, eligible organizations will submit required financial, programmatic, and performance information to City staff. Staff will review this information and prepare funding recommendations based on available funding and organizational merit, including community impact, collaboration and contribution to the broader arts ecosystem, public access and equity, financial status and stability, and economic impact. The Economic Development Committee will review the recommendations and forward a recommendation to the full City Council for consideration through the annual budget process and a separate City Council resolution to clearly document the spending authorization. Following Council

approval, staff will execute funding agreements with each recipient.

Recipients will also be required to provide annual reporting regarding their finances, activities, community and economic impact, and use of City funds. These requirements are intended to provide ongoing accountability while allowing funding to support the operating expenses associated with providing program, services, and events by these eligible arts organizations.

Resolution No. _____

Resolution adopting the Iowa City Arts Anchor Fund Program Allocation Methodology & Distribution Policy.

Whereas, the City of Iowa City has established the City of Iowa City Endowment for the Arts (“Endowment”) with the Community Foundation of Johnson County to provide a sustainable, long-term source of funding for arts and cultural initiatives within Iowa City; and

Whereas, the City Council has adopted a Governance & Distribution Policy for the Endowment establishing the framework for City oversight, contributions, distribution recommendations, and use of Endowment proceeds; and

Whereas, the Governance & Distribution Policy establishes the Arts Anchor Fund as the primary distribution category of the Endowment and provides that the Arts Anchor Fund’s allocation methodology and distribution policy shall be separately adopted by City Council resolution; and

Whereas, the Arts Anchor Fund is intended to provide stable, predictable funding to anchor arts organizations that are central to Iowa City’s cultural identity and community life; and

Whereas, the proposed Arts Anchor Fund Allocation Methodology & Distribution Policy establishes eligibility criteria, funding tiers and ranges, an annual allocation process, evaluation criteria, and reporting requirements for organizations receiving funding through the program; and

Whereas, the Policy establishes two funding tiers that recognize differences in organizational scale, operating models, and revenue-generating capacity, with funding ranges based on a percentage of each organization’s prior-year actual operating expenses; and

Whereas, funding ranges established by the Policy provide a framework for annual allocation recommendations and do not guarantee any organization a specific funding amount, with annual awards subject to available City funding, organizational merit, and City Council approval; and

Whereas, the Policy identifies the organizations currently eligible to participate in the Arts Anchor Fund based on the eligibility criteria and funding tiers established therein; and

Whereas, adoption of the Arts Anchor Fund Allocation Methodology & Distribution Policy will establish a consistent and transparent framework for providing operating support to qualifying anchor arts organizations in furtherance of the purposes of the City of Iowa City Endowment for the Arts; and

Whereas, the Policy will be effective upon adoption and will first govern funding awarded through the Arts Anchor Fund for Fiscal Year 2028, with administrative and planning activities for the FY28 funding cycle beginning during Fiscal Year 2027.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that:

1. The Arts Anchor Fund Allocation Methodology & Distribution Policy, attached hereto and incorporated herein, is hereby adopted, effective upon passage of this Resolution, and shall first apply to funding awarded in Fiscal Year 2028.
2. The City Manager, or designee, is authorized to administer the Arts Anchor Fund in accordance with this Policy, the City of Iowa City Endowment for the Arts Governance & Distribution Policy, and applicable City policies and procedures.

Passed and approved this _____ day of _____, 2026.

Mayor

Attest: _____
City Clerk

Approved by:

City Attorney's Office

It was moved by _____ and seconded by _____ the Resolution be adopted, and upon roll call there were:

Ayes:

Nays:

Absent:

_____ Alter
Bergus
Harmsen
Moe
Salih
Teague
Weilein

City of Iowa City Arts Anchor Fund Program Allocation Methodology & Distribution Policy

A. Purpose

The Arts Anchor Fund program is the primary distribution category of the Iowa City Endowment for the Arts. The Arts Anchor Fund program is intended to provide stable, predictable funding to anchor arts organizations (defined in Section B: Eligibility) that are central to Iowa City's cultural identity and community life and provide programs, services, and events that provide public benefits such as those described in the "methodology" section of this Policy.

B. Eligibility

Eligible organizations, as of the date this document was most recently approved by City Council, include:

Organization	Tier
City of Literature	Tier 1: Public Access Anchor
Summer of the Arts	Tier 1: Public Access Anchor
Englert Theatre	Tier 2: Revenue-Generating Anchor
FilmScene	Tier 2: Revenue-Generating Anchor
Public Space One	Tier 2: Revenue-Generating Anchor
Riverside Theatre	Tier 2: Revenue-Generating Anchor

Eligible organizations must meet the following additional criteria:

- Be incorporated as a 501(c)(3) or fiscally sponsored by one
- Be headquartered and primarily operating within Iowa City corporate limits
- Demonstrate a primary mission centered on arts programming
- Maintain a track record of at least ten consecutive years of public programming
- Operate at a scale and with a community role consistent with the institutional anchor focus of this program

Eligibility alone does not guarantee funding and funding awards are determined annually, at the discretion of the City. Inclusion requires City Council approval by Resolution approving these guidelines

C. Funding Tiers

Two funding tiers are intended to recognize differences in organizational scale, operating models, and revenue-generating capacity among established arts organizations. Funding ranges are expressed as a percentage of an organization's prior year actual operating expenses.

Ranges are intended to provide a framework for annual allocation recommendations rather than guarantee a specific funding amount. The ranges reflect the differing ability of organizations to generate earned revenue and access alternative funding sources. Funding ranges identified in this policy serve as a framework for allocation recommendations but do not guarantee a specific funding amount.

1. Tier 1: Public-Access Anchors

Established arts organizations that have demonstrated long-term significance to the community's cultural character or identity, generally reflected through at least 10 years of continuous programming and a primary mission of providing free or substantially free arts and cultural programming for public benefit, with limited opportunities for earned revenue generation.

Annual Operating Expenses	Funding Range (as % of prior year actual expenses)	Qualifying Organizations
> \$1 million	5 – 8%	---
\$501k - \$1 million	8– 15%	Summer of the Arts
< \$500k	15 – 25%	UNESCO City of Literature

2. Tier 2: Earned-Revenue Anchors

Established arts organizations that have demonstrated long-term organizational stability and community impact, generally reflected through at least 10 years of continuous programming, a diversified funding model, and meaningful earned-revenue potential through ticket sales, admissions, memberships, performances, classes, rentals, or similar paid programming.

Within the Revenue-Generating Anchor category, funding ranges vary by budget size to recognize that smaller organizations may require a larger proportional investment to

achieve meaningful operating support, while larger organizations generally have greater organizational capacity and access to diversified revenue sources.

Annual Operating Expenses	Funding Range (as % of prior year actual expenses)	Qualifying Organizations
> \$1 million	2 – 4%	Englert Theater, FilmScene
\$501k - \$1 million	4 – 7%	Riverside Theater
< \$500k	5 – 10%	Public Space One

D. Allocation Process & Methodology

1. Annual Allocation Process

Funding allocations will be approved through the annual budget process:

1. City staff will collect and review annual reports from eligible organizations and prepare a funding recommendation to the Council Economic Development Committee (EDC), in accordance with this policy.
2. EDC will review the staff recommendation and forward a final funding recommendation to the full City Council for consideration through their annual budget process.
3. Following City Council approval of the budget, staff will execute funding agreements with each recipient.

2. Methodology

Awards will not be based on prior investment by the City and are subject to change annually. Final awards will fall within the Section C funding ranges and are determined based on organizational merit and available City funding. In general, merit shall be based on alignment with City Council's Strategic Plan and the following criteria:

- **Community Impact:** Considers organization's role and significance in the arts ecosystem; contribution to community identity
- **Collaboration & Contribution:** Participation in and contribution to efforts that strengthen the broader arts ecosystem; partnerships and joint programming or shared services
- **Public Access & Equity:** Programming and service to underrepresented geographies and audience demographics; consideration of the mix of free vs. ticketed programming.
- **Financial Status & Stability:** Considers organization's reliance on City support, fundraising and earned revenue abilities, organizational reserves and controls, and vulnerability to current conditions or funding fluctuations.

- **Economic Impact:** Contribution to tourism and visitor spending; employment and support of artist workforce.

E. Reporting Requirements

Organizations receiving distributions from the Arts Anchor Fund shall submit annual reports to the Staff Lead that include, at a minimum:

- Funding request statement describing how awarded funding will be used in the upcoming fiscal year, specifically to support the costs associated with providing projects and programs that improve public access to the arts and/or enhance the local economy.
- Prior fiscal year operating budget.
- Financial documentation from the prior fiscal year. Acceptable documents include IRS 990 prepared by an independent third-party, an accountant's review, or an independent auditor's report.
- An Annual Report or narrative summary including:
 - The organization's recent, new, planned, and/or evolving contributions to the community arts ecosystem and economy.
 - Attendance and programming data relevant to the criteria in Section C.
- Expenditure report identifying how City funding was used during the reporting period. The summary shall identify the general categories of expenditures supported by the City's funding, such as programming, administrative expenses, or other eligible expenses related to the organization's mission and activities. Detailed receipts or expenditure documentation shall not be required unless requested by the City.

The annual reporting deadline shall be September 1, unless otherwise set by the Staff Lead and communicated to the eligible organizations with sufficient notice.

F. Effective Date

This Policy is effective upon adoption by City Council and shall first apply to funding awarded for Fiscal Year 2028. Administrative and planning activities associated with the FY28 funding cycle, including required organizational reporting and development of funding recommendations, may occur during Fiscal Year 2027.

G. Amendment

These guidelines may be amended by City Council Resolution.