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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
January 20, 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. Proclamations
 - 2.a [World Hijab Day](#)
3. Special Presentations
 - 3.a [Bird Friendly Iowa Dedication](#)
4. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
 - 4.a [Special Formal \(8am\) Summary of Minutes: January 6](#)
 - 4.b [Work Session Minutes: January 6](#)
 - 4.c [Formal Summary of Minutes: January 6](#)
5. Consent Calendar - Receive and File Minutes
 - 5.a [Climate Action Commission: December 1](#)
 - 5.b [Senior Center Commission: November 20](#)
6. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
 - 6.a 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. Class C Retail Alcohol License for Motif LTD (LC0020888) (Sidewalk Cafe), dba Bo-James, 118 E. Washington St.
 2. Class C Retail Alcohol License for Brothers of Iowa City, Inc., (LC0030395) (Outdoor Service Area), 125 S. Dubuque St.
 3. Outdoor Service Area for Brothers of Iowa City, Inc., (LC0030395), 125 S. Dubuque St.
 4. Class C Retail Alcohol License for Jobsite IC LLC (LC0043148) (Outdoor Service Area), Jobsite, 928 Maiden Ln.
 5. Outdoor Service Area for Jobsite IC LLC (LC0043148) (Outdoor Service Area), Jobsite, 928 Maiden Ln.
7. Consent Calendar - Resolutions and Motions
 - 7.a [28E Agreement for Alcohol Enforcement](#)
Resolution authorizing the City Manager to sign a 28E Agreement with the Iowa Department of Revenue for alcohol enforcement.

Comment: The Iowa Department of Revenue is authorized to provide enforcement for Iowa's alcoholic beverage laws and is willing to provide funding to the City for FY26 for engaging in alcohol compliance checks at retail businesses. This resolution approves an agreement whereby the Dept. of Revenue will pay the City \$100 per compliance check. This is substantially similar to previous agreements for alcohol compliance checks.

7.b [Housing Authority Realignment](#)

Resolution amending the budgeted positions in the Neighborhood Services and Housing Authority Divisions of the Neighborhood and Development Services Department by moving all Housing Authority positions from the Neighborhood Services Division to the Housing Authority Division and amending the Administrative, Confidential, and Executive pay plan.

Comment: This resolution will realign the Housing Authority by moving them from a subdivision under Neighborhood Services to a Neighborhood and Development Services Division. The Administrative, Confidential and Executive pay plan will be amended to accommodate this change.

7.c [Tax abatement application - 2465 and 2485 Naples Avenue SW](#)

Resolution approving eligibility for a tax exemption on an improvement project on commercial property located at 2465 and 2485 Naples Avenue SW, Iowa City, Iowa, pursuant to the Highway Commercial Urban Revitalization Plan.

Comment: The City adopted the Highway Commercial Urban Revitalization Plan to incentivize commercial property owners to invest in their properties and qualify for a 3-year tax abatement on the actual value added by the improvements. To be eligible for the abatement, an application must be filed and approved by Council. This applicant constructed two new flex buildings, totaling 25,400sf, within the Revitalization Area.

7.d [Authorizing resolution for Moss Ridge Road RISE grant application](#)

Resolution supporting and approving the City's Revitalize Iowa's Sound Economy (RISE) grant application for the construction of an extension of Moss Ridge Road and an intersecting north-south street.

Comment: This resolution will enable City staff to apply for grant funds from the Iowa Department of Transportation RISE Program. If awarded, the funds will be used to construct an approximate 1,300-foot extension of Moss Ridge Road (westerly from its existing terminus) and an intersecting north-south street to enable the development of six large commercial lots. City staff would apply for the maximum of fifty percent of project costs with any/all remaining costs paid by the developer.

7.e [Building Change Grant - Lasansky Corporation](#)

Resolution approving Building Change grant agreement between the City of Iowa City, Iowa, and Lasansky Corporation (Recipient).

Comment: This item approves a grant agreement between the City and Lasansky Corporation to support eligible improvements at 216 E. Washington Street through

the Building Change Grant Program.

7.f [Building Change Grant - James Theater](#)

Resolution approving Building Change grant agreement by and between the City of Iowa City, Iowa, and James Theater (Recipient).

Comment: This item approves a grant agreement between the City and James Theater to support eligible improvements at 213 N. Gilbert Street through the Building Change Grant Program.

7.g [Building Change Grant - MERCI, LLC](#)

Resolution approving Building Change grant agreement by and between the City of Iowa City, Iowa, and MERCI, LLC (Recipient).

Comment: This item approves a grant agreement between the City and MERCI, LLC to support eligible improvements at 215 N. Linn Street through the Building Change Grant Program.

7.h [2025 Equalization Basin Joint Sealing Project](#)

Resolution accepting the work for the 2025 Equalization Basin Joint Sealing Project.

Comment: Work on the project was recently completed by Minturn, Inc. of Brooklyn, 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 Engineer.

Project Estimated Cost:	\$76,290.00
Project Bid Received:	\$89,724.00
Project Actual Cost:	\$167,781.20

The Project included an increase in the crack sealing areas due to the actual conditions encountered in the field.

7.i [2026 SUDAS Specifications](#)

Resolution adopting the Statewide Urban Design and Specifications (SUDAS) Standard Specifications (2026 Edition), as revised by the SUDAS General Supplemental Specifications, and the revised City of Iowa City Supplemental Specifications (January 2026).

Comment: This item will approve the use of the 2026 Edition of the SUDAS Standard Specifications for all public improvement projects and construction within the city right-of-way, which are annually revised to respond to innovations and changes in construction technologies, methods, and materials. In addition, the City has revised the supplemental specifications to reflect the 2026 Edition of the SUDAS Standard Specifications.

7.j [2026 SUDAS Design Manual](#)

Resolution adopting the Statewide Urban Design and Specifications (SUDAS) Design Manual (2026 Edition), as revised by the SUDAS General Supplemental Design Standards and the revised City of Iowa City Design Supplement (January

2026).

Comment: This item will approve the use of the 2026 Edition of the SUDAS Design Manual, SUDAS General Supplemental Design Standards, and the revised City of Iowa City Design Supplement as the design standards for all public improvement projects and construction within the city right-of-way. These documents are annually revised to respond to innovations and changes in construction technologies, methods, and materials.

8. Consent Calendar - Setting Public Hearings

8.a [City Park Shelter Replacement Project](#)

Resolution setting a public hearing on February 3rd, 2026, on project manual and estimate of cost for the construction of the City Park Shelter Replacement 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 construction of the City Park Shelter Replacement Project. The estimated cost of construction is \$1,300,000 available in the City Park Shelters & Restroom Replacement account #R4398.

8.b [Urban Renewal Area - Sycamore](#)

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Sycamore Urban Renewal Plan for a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

Comment: A Resolution of Necessity is the first step to establish an Urban Renewal Area. This Resolution of Necessity for the Sycamore Urban Renewal Area initiates the Planning and Zoning Commission review and recommendation, holding a consultation with other taxing jurisdictions in the county, and setting a date for a Public Hearing on the plan.

8.c [Urban Renewal Area - N Dodge & Scott](#)

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed North Dodge & Scott Urban Renewal Plan for a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

Comment: A Resolution of Necessity is the first step to establish an Urban Renewal Area. This Resolution of Necessity for the N Dodge & Scott Urban Renewal Area initiates the Planning and Zoning Commission review and recommendation, holding a consultation with other taxing jurisdictions in the county, and setting a date for a Public Hearing on the plan.

End of Consent Calendar

9. 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.

10. Planning & Zoning Matters

10.a Zoning Code Text Amendment - State Preemptions

Ordinance amending Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units. (REZ25-0015)

Comment: At its December 17 meeting, the Planning and Zoning Commission recommended approval of this text amendment by a vote of 5-1 (Townsend in the negative). Adoption of the text amendment would bring the zoning code into alignment with state law.

1. Public Hearing
2. Consider an Ordinance (First Consideration)

11. Regular Formal Agenda

11.a Iowa City Landfill Compost Facility Improvements and Expansion Project

Resolution approving project manual and estimate of cost for the construction of the Iowa City Landfill Compost Facility Improvements and Expansion Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Comment: This project generally includes a new detention basin and storm sewer system, revisions to the roadways providing access to the site, and pavement across the compost facility. The estimated construction cost is \$3,800,000 and will be funded by the Landfill Fund.

1. Public Hearing
2. Consider a Resolution

11.b Alcohol License Suspension Hearing - Fieldhouse Bar & Grill

Resolution finding The Fieldhouse Bar & Grill violated Section 4-2-2(B) of the City Code by serving alcohol on floors other than the ground floor without qualifying for an exception allowing service and consumption on more than the ground floor and imposing a fourteen-day alcohol license suspension under City Code Sections 4-2-5(C)(1) and (C)(4).

Comment: Iowa Code Section 123.39(2) provides that, after a hearing, an alcohol license may be suspended for violation of a local ordinance. Iowa City Code Section 4-2-2(B) provides that no alcohol license for serving and consuming on

premises shall be approved for an establishment which is not located entirely on the ground floor unless the establishment qualifies for an exception. City Council approved an alcohol license for 138 South Clinton Inc, now d/b/a The Fieldhouse Bar & Grill, on the basis that it would operate a restaurant. The Fieldhouse Bar & Grill is not operating as a restaurant. This hearing is the time designated for the Council to determine if a violation of Iowa City Code occurred and then to consider whether to suspend The Fieldhouse Bar & Grill's alcohol license. City staff recommends a fourteen-day suspension. A suspension may be appealed by the licensee to the Iowa Department of Revenue if a timely appeal is filed.

12. Council Appointments

12.a Public Art Advisory Committee

Public Art Advisory Committee: One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Rachel Kinker resigned).

13. Announcement of Vacancies - New (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>)

13.a Announcement of Vacancies - New

Civil Service Commission - One vacancy to fill a four-year term, April 6, 2026 - March 31, 2030 (Term expires for Ashley Jennings).

Human Rights Commission - One vacancy to fill an unexpired term, upon appointment - December 31, 2026 (Liz Mendez-Shannon resigned).
Correspondence included in Council Packet.

Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2031 (Kalmia Strong resigned). Correspondence included in Council Packet.

Applications must be received by 5:00 p.m., Tuesday, March 3, 2026.

14. 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>)

14.a Announcement of Vacancies - Previous

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 expires 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.

15. City Council Information

16. Report on Items from City Staff

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

17. Adjourn



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

World Hijab Day

Attachments: [World Hijab Day proclamation](#)



City of Iowa City PROCLAMATION



Whereas, the people of the great City of Iowa City, who come from a variety of backgrounds, are united in certain foundational beliefs, including affirming the inherent dignity of all people, the right of every individual to be treated with respect, and the right of all residents to practice their religion freely; and

Whereas, this Legislative Body is proud to recognize Sunday, February 1, 2026, as World Hijab Day; and

Whereas, the hijab, a traditional veil which covers a woman's hair, neck, and chest, has been an important part of the history of Islam and is meant to promote dignity and respect for women while maintaining modesty and honoring religious faith; and

Whereas, World Hijab Day was founded by Nazma Khan as a day set aside for women of different cultures who do not normally wear the hijab to experience wearing one for a day, with the purpose of encouraging religious tolerance, cultural understanding, and international solidarity; and

Whereas, on February 1, 2013, the world celebrated the first annual World Hijab Day in recognition of millions of Muslim women who choose to wear the hijab and live a life of religious faith; and

Whereas, since its inception, World Hijab Day has included participants from communities around the globe; and


Whereas, to combat prejudice, leaders within the American Muslim community continue to work diligently to demonstrate that wearing the hijab is a personal choice, a freedom, and an expression of faith, while also educating their fellow residents about Islam in meaningful and relevant ways; and

Whereas, one of America's greatest strengths has been its ability to embrace diverse faiths and allow individuals to express their beliefs freely, and in this spirit, World Hijab Day encourages understanding, acceptance, and mutual respect among all people; and

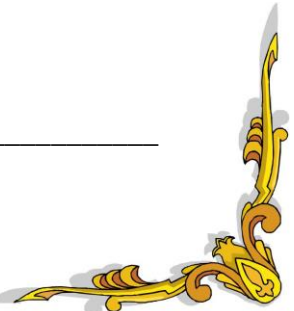
Whereas, it is the sense of this Legislative Body to honor events that highlight the rich and diverse heritage of our City, State, and Nation while encouraging greater religious tolerance, respect, and understanding within our community.

Now, Therefore, I, Bruce Teague, Mayor of Iowa City, do hereby proclaim Sunday, February 1, 2026 to be

World Hijab Day



Mayor
Signed in Iowa City, Iowa,
this 20th day of January 2026.





CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Bird Friendly Iowa Dedication



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Special Formal (8am) Summary of Minutes: January 6

Attachments: [Special Formal \(8am\) Summary of Minutes: January 6](#)

**Summary of Minutes
January 6, 2026 - 8:00 AM**

1. **Call to Order**
2. **Consider a motion to appoint City Clerk as temporary Chairperson.**
Motion to appoint City Clerk. Moved by Bruce Teague, seconded by Mazahir Salih.
Motion Passed. (7 Ayes) Temporary Chair Grace presiding.
3. **Nominations for office of Mayor of the City of Iowa City.**
 - 3.a **Motion for nominations for office of Mayor.**
Motion to nominate Councilor Salih by Oliver Weilein. Motion to nominate Councilor Teague by Joshua Moe.
 - 3.b **Motion to close nominations.**
Motion to close nominations. Moved by Laura Bergus, seconded by Megan Alter.

Motion Passed. (7 Ayes)
 - 3.c **Vote (in order of nominations).**
Motion to elect Councilor Salih as Mayor of the City of Iowa City . **Motion Failed. (3 Ayes) Alter, Harmsen, Moe, Teague voting no.**

Motion to elect Councilor Teague as Mayor of the City of Iowa City . **Motion Passed (4 Ayes) Bergus, Salih, Weilein voting no.**
4. **Nominations for office of Mayor Pro Tem of the City of Iowa City.**
 - 4.a **Motion for nominations for office of Mayor Pro Tem.**
Motion to nominate Councilor Alter by Shawn Harmsen. Motion to nominate Councilor Salih by Laura Bergus.
 - 4.b **Motion to close nominations.**
Motion to close nominations. Moved by Joshua Moe, seconded by Bruce Teague.

Motion Passed. (7 Ayes)
 - 4.c **Vote (in order of nominations).**
Motion to elect Councilor Alter as Mayor Pro Tem of the City of Iowa City . **Motion Passed. (4 Ayes) Bergus, Salih, Weilein voting no.**

Motion to elect Councilor Salih as Mayor Pro Tem of the City of Iowa City . **Motion Failed. (3 Ayes) Alter, Harmsen, Moe, Teague voting no.**
5. **Mayor and Mayor Pro Tem sworn in.**
The City Clerk administered the oath of office to Mayor Bruce Teague and Mayor Pro Tem Megan Alter. **Mayor Teague now presiding.**

6. Consider a motion making two-year City Council appointments.
- 6.a **Better Together 2030 Board (1)**
2024-25 appointee - Alter
Appoint Councilor Bergus.
- 6.b **East Central Iowa Council of Governments (ECICOG Policy Board)**
(1 - one year appointment) 2022 appointee - Bergus (Harmsen as alternate)
Appoint Mayor Pro Tem Alter and Councilor Moe as alternate.
- 6.c **Economic Development Committee (3)**
2024-25 appointees – Bergus, Dunn (replaced by Weilein), Moe
Appoint Councilors Salih, Moe, and Weilein.
- 6.d **Emergency Management Commission (1)**
2024-25 appointee - Mayor Teague
Appoint Mayor Teague.
- 6.e **Graduate and Professional Student Government Organization (1)**
2024-25 appointee - Dunn (replaced by Weilein)
Appoint Councilor Weilein.
- 6.f **Iowa City Assessor Evaluation Committee (1)**
2024-25 appointee - Teague
Appoint Councilor Moe.
- 6.g **Iowa City/Coralville Visitors & Convention Bureau (1)**
2024-25 appointee - Teague
Appoint Mayor Teague.
- 6.h **Johnson County E911 Service Board (1)**
2024-25 appointee - City Manager designee, Police Chief Liston (alternate)
Appoint City Manager Fruin as designee, Police Chief Liston as alternate.
- 6.i **Johnson County Suicide Prevention Coalition (1)**
2024-25 appointee - Bergus
Appoint Councilor Bergus.
- 6.j **Joint Emergency Communication Center Policy Board (2)**
2024-25 appointees - Bergus, Harmsen
Appoint Councilors Harmsen and Bergus.
- 6.k **Metro Coalition of Cities (1 plus alternate)**
2024-25 appointee - Fruin, with Mayor Teague as
alternate Appoint City Manager Fruin and Mayor Teague as
alternate.

- 6.l **Metropolitan Planning Organization of Johnson County (MPOJC -6 + 1 alternate)** - City Manager, City Clerk, and City Attorney have served as alternates in past years. 2024-25 appointees - Alter, Bergus, Dunn (replaced by Weilein), Harmsen, Moe, Salih

Appoint Mayor Pro Tem Alter and Councilors Bergus, Harmsen, Moe, Salih and Weilein.

- 6.m **Partnership for Alcohol Safety (1)**
2024-25 appointee - Mayor co-chairs the Committee
Appoint Mayor Teague as Co-Chair.

- 6.n **Rules Committee (2)**
2024-25 appointees - Dunn (replaced by Weilein), Mayor Pro Tem Salih
Appoint Councilor Salih and Mayor Pro Tem Alter.

- 6.o **Seats Paratransit Advisory Committee (1)**
2024-25 appointee - Moe
Appoint Councilor Weilein.

- 6.p **Sister City Council Liaison (1)**
2025 appointee - Salih
Appoint Councilor Salih.

- 6.q **UNESCO Board of Directors (1)**
2024-25 appointee - Harmsen
Appoint Councilor Harmsen.

Motion to appoint selected Council members to committees as noted in items 6.a through 6.q. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

7. **Adjournment**
Motion to adjourn at 9:00 a.m. Moved by Laura Bergus, seconded by Shawn Harmsen.
Motion Passed. (7 Ayes)

Mayor

City Clerk



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Work Session Minutes: January 6

Attachments: [Work Session Minutes: January 6](#)



CITY OF IOWA CITY MEMORANDUM

Date: January 12, 2026

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, January 6, 2026 – 4:00 p.m. at City Hall in Emma J Harvat Hall

Council: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein

Staff: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Havel, Sovers, Hightshoe, Seydell
Johnson, Cahill

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

1. University of Iowa Student Government (USG) Updates

No updates.

2. Clarification of Agenda Items

No discussion.

3. Information Packet Discussion [December 11, 18, 26, and 31]

➤ December 11 – No discussion.

➤ December 18

1. (IP2 – Quarterly Investment Report – July 1, 2025 to September 30, 2025) Mayor Pro Tem Alter noted the uptick in investment with Bankers Trust and asked staff to expand on the data. City Manager Fruin provided information.

➤ December 26 – No discussion.

➤ December 31

1. (IP6 – Memo from City Clerk: Joint Entities Meeting Agenda Items for January 12) Mayor Teague requested items for the joint entities meeting agenda from Council members. Individual Council members expressed their views. City Manager Fruin provided information.

Action: staff will check with Johnson County to see if they are able to present on the Trip Connect pilot at the next Joint Entities meeting (Jan 12th 4:30 at North Liberty City Hall). Outside of that topic of interest, the City Council did not identify any specific agenda item additions. It was noted the County plans to present on the Field Mediation program on January 12th. Further Council expressed interest in discussing food insecurity at a future Joint Entities meeting.

4. Strategic Plan Status Report

Assistant City Manager Lehmann presented a PowerPoint on the following:

- Overview (Background, Structure, Vision)
- Highlights (Housing & Neighborhoods, Mobility, Economy, Safety & Well-Being)

- Resources Highlights
- Looking Ahead, FY27 and Beyond (Expansion of Existing Efforts, Continuation of Pilot Programs, Renewed Efforts)

The City's Strategic Plan status report highlighted strong progress at the plan's midpoint, emphasizing its role as a living document guiding policy, budgeting, and operations through FY 2028. Staff reviewed key accomplishments in housing, mobility, economic development, and community well-being, including expanded publicly owned housing, fare-free transit, downtown redevelopment, and growth of the mental health co-responder program, while noting ongoing financial and operational challenges. Council expressed support for the plan, discussed prioritizing remaining action items rather than revising the full document, and agreed on minor clarifying updates, reaffirming commitment to the plan's goals moving forward

Action: Staff will work with Councilor Salih on her requested edit to the Strategic Plan Update report. An updated version will be placed on the website accordingly. The City Clerk will post the September 8th, 2022 City Council work session material related to the strategic plan development in an upcoming IP. Strategic Plan action item prioritization will be added to the Pending Work Session list

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

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

Adjourn 5:16 p.m.



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Formal Summary of Minutes: January 6

Attachments: [Formal Summary of Minutes: January 6](#)

**Summary of Minutes
January 6, 2026 - 6:00 PM**

Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein. Staff members present: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Kilburg, Hickman, Sovers, Welter, Olsson, Sitzman, Kubly, Seydell Johnson.

- 1. Call to Order**
- 2. Proclamations**
 - 2.a Martin Luther King, Jr. Day**
Roger Lusala, Human Rights Commission, accepting.
- 3. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)**
 - 3.a Special Formal (4pm) Summary of Minutes: December 9**
 - 3.b Work Session Minutes: December 9**
 - 3.c Special Formal (6pm) Summary of Minutes: December 9**
- 4. Consent Calendar - Receive and File Minutes**
 - 4.a Airport Commission: October 9**
 - 4.b Airport Commission: November 13**
 - 4.c Board of Adjustment: October 8**
 - 4.d Historic Preservation Commission: November 20**
 - 4.e Housing & Community Development Commission: November 17**
 - 4.f Library Board of Trustees: November 20**
 - 4.g Public Art Advisory Committee: November 6 [See Recommendation]**
- 5. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)**
 - 5.a 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. Class C Retail Alcohol License for S & S Operations LLC (App 0-009-556-053), dba Coach's Corner Sports Pub, 749 Mormon Trek Blvd, Ste. 9**
 - 5.b 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. **Class C Retail Alcohol License for Storm Hospitality LLC (LC0050718) (Outdoor Service Area), dba The Box, 525 S. Gilbert St.**
2. **Outdoor Service Area for Storm Hospitality LLC (LC0050718), dba The Box, 525 S. Gilbert St.**
3. **Class C Retail Alcohol License for Schneider Building LLC (LC0046753), dba TCB Pool Hall, 114 E. College St.**
4. **Class C Retail Alcohol License for ASB RAZ LLC (LC0050721) (Outdoor Service Area), dba Blackstone, 503 Westbury Dr.**
5. **Outdoor Service Area for ASB RAZ LLC (LC0050721), dba Blackstone, 503 Westbury Dr.**
6. **Special Class C Retail Alcohol License for Pagliai Pizza LLC (BW0090755), dba Pagliai's Pizza, 302 E. Bloomington St.**
7. **Class C Retail Alcohol License for Webster Restaurant LLC (LC0046826) (Sidewalk Cafe), dba The Webster, 202 N. Linn St., Ste 101**
8. **Class C Retail Alcohol License for 2-Tone Inc (LC0038082) (Sidewalk Cafe), dba Bluebird Diner, 330 E. Market St.**
9. **Class B Retail Alcohol License for Aldi Inc (LG0001243), dba Aldi Inc. #67, 760 Ruppert Rd.**
10. **Special Class C Retail Alcohol License for (BW0096941), dba Riverside Theatre, 119 E. College St.**
11. **Class C Retail Alcohol License for Englert Civic Theatre Inc (LC0050752), dba Englert Civic Theatre Inc., 221 E. Washington St.**
12. **Class C Retail Alcohol License for Casey's Marketing Company (LE0004361), dba Casey's #4589, 2790 N. Dodge St.**

6. Consent Calendar - Resolutions and Motions

- 6.a **Motion to approve disbursements in the amount of \$17,841,729.42 for the period of November 1 through November 30, 2025, 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.**
- 6.b **Resolution establishing a schedule of fees for Parks and Recreation services and programming and rescinding Resolution No. 25-36. (Resolution 26-01)**
- 6.c **Resolution accepting the work for the American Legion Road Improvements Project [STP-U-3715(666)--70-52]. (Resolution 26-02)**
- 6.d **Resolution authorizing the acquisition of property interests necessary for construction of the 2026 Woodside Drive Sanitary Sewer Repair Project. (Resolution 26-03)**
- 6.e **Resolution approving, authorizing and directing the Mayor to execute and the City Clerk to attest an Agreement by and between the City of Iowa City and Shoemaker & Haaland Professional Engineers to provide engineering consultant services for the Benton Street and Kirkwood Avenue Culvert Replacement Projects. (Resolution 26-04)**

7. Consent Calendar - Setting Public Hearings

- 7.a Motion setting a public hearing for January 20, 2026 on an ordinance amending Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units. (REZ25-0015)**
- 7.b Resolution setting a public hearing on January 20, 2026, on project manual and estimate of cost for the construction of the Iowa City Landfill Compost Facility Improvements and 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. (Resolution 26-05)**

8. Consent Calendar - Correspondence

- 8.a Removal of (4) metered parking spaces on the east side of the 400 block of South Clinton Street and establishment of (4) "Veterans Affairs Clinic Parking Only" parking spaces.**

End of Consent Calendar

Motion to approve consent calendar, items 3-8. Moved by Shawn Harmsen, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

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

The following individuals appeared: Orville Townsend, Marie Krebs, Sikowis Nobiss, Abigail Escatel, Royceann Porter, Mary Coleman, Billie Townsend, and Nicole Yeager.

10. Planning & Zoning Matters

- 10.a Resolution Approving the Preliminary and Final Plat of Iowa Meadows Subdivision, Iowa City, Iowa. (SUB25-0005)**

Development Services Coordinator Sitzman presented a PowerPoint.

Motion to approve resolution 26-06. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

- 10.b Ordinance rezoning approximately 13.60 acres of property from Interim Development – Research Park (ID-RP) to Medium Density Single- Family Residential (RS-8) for 4.75 acres and Rural Residential (RR-1) for 8.85 acres for property located at west of Ava Circle and south of Kennedy Parkway (REZ25-0014). (Second Consideration)**

The following individual appeared: Gina Landau.

Motion to waive second consideration . Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 26-4972. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

11. Regular Formal Agenda

11.a Resolution approving project manual and estimate of cost for the construction of the 2026 Parking Garages Maintenance and Repair Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Senior Engineer Welter presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 26-07. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

11.b Resolution approving project manual and estimate of cost for the construction of the Collector Well No.1 Structural/Electrical Upgrades and Well Reconstruction Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Water Superintendent Durst presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 26-08. Moved by Megan Alter, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

11.c Resolution authorizing the Mayor to sign and the City Clerk to attest to a Sharing and Indemnification Agreement with Johnson County to allow Johnson County Ambulance Service to store and operate an ambulance from Fire Station 2.

City Attorney Goers presented information. Individual Council members asked questions. City Manager Fruin provided additional information.

Motion to approve resolution 26-09. Moved by Mazahir Salih, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

11.d Ordinance amending Title 16, entitled “Public Works”, Chapter 3, “City Utilities”, Article C, “Potable Water Use and Service.” (Second Consideration)

Motion to waive second consideration. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 26-4973. Moved by Megan Alter, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

11.e Ordinance amending Title 16, entitled "Public Works," Chapter 3, entitled "City Utilities," Article H, entitled "Solid Waste," Section 7, entitled "Storage of Solid Waste," to require property and business owners within the downtown area subject to the solid waste container permit system to contract with a commercial waste hauler. (Second Consideration)

Individual Council members expressed their views. City Attorney Goers provided information.

Motion to give second consideration. Moved by Megan Alter, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

Motion to waive third consideration. Moved by Laura Bergus, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 26-4974. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

11.f Ordinance amending Title 3, "Finance, Taxation and Fees" of the City Code, to re-establish the Iowa City Downtown Self-Supported Municipal Improvement District (SSMID) pursuant to the provisions of Chapter 386, Code of Iowa; and providing for the establishment of an operation fund and the levy of an annual tax in connection therewith. (Pass & Adopt)

Motion to pass and adopt ordinance 26-4975. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

11.g Resolution approving the Status of Funded Activities (SOFA) for CDBG-CV funds received by the Iowa Economic Development Authority.

Neighborhood Services Coordinator Kubly presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 26-10. Moved by Laura Bergus, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

11.h Resolution establishing the City of Iowa City's 2026 state legislative priorities.

Assistant City Manager Lehmann presented information. Individual Council members expressed their views.

Motion to approve resolution 26-11. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

12. Council Appointments

12.a Climate Action Commission - One vacancy to fill an unexpired term, upon appointment - 12/31/2027 (Robert Traer resigned).

Individual Council members expressed their views.

Motion to appoint Alexandra Buchanan. Moved by Oliver Weilein, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

13. 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>)

13.a Public Art Advisory Committee - One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Rachel Kinker resigned).

Applications must be received by 5:00 p.m., Tuesday, January 13, 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 expires 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.

14. City Council Information

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

15. Report on Items from City Staff

16. Adjourn

Motion to adjourn 7:27 pm. Moved by Laura Bergus, seconded by Mazahir Salih.
Motion Passed. (7 Ayes)

Mayor

City Clerk



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Climate Action Commission: December 1

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

MINUTES

FINAL

IOWA CITY CLIMATE ACTION COMMISSION DECEMBER 1 – 4:00 PM – FORMAL MEETING EMMA J. HARVAT HALL

MEMBERS PRESENT: Michael Anderson, Emma Bork, Jamie Gade, Zach Haralson, Wim Murray, Brinda Shetty, Michelle Sillman, Angie Smith

MEMBERS ABSENT: Ben Grimm, Nadja Krylov, Robert Traer

STAFF PRESENT: Sarah Gardner, Diane Platte

OTHERS PRESENT:

CALL TO ORDER:

Gade called the meeting to order at 4:03.

APPROVAL OF NOVEMBER 10, 2025 MINUTES:

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

ANNOUNCEMENTS:

Action items from last meeting (staff):

- Commissioners considered potential nominees for chair and vice chair for this meeting.
- Gardner is working with the Climate Action Analyst on preparing a HERS program report for February meeting.

No upcoming events reported.

NY Times article on Fare Free bus service: Gardner shared that there had been widespread positive response to the article, both from Iowa City residents and cities interested in exploring fare free service themselves. She also explained the correction to the emissions reduction number, noting the original estimate was calculated based on ridership numbers but resulted in an overestimate. An estimate derived from VMT data that had more recently come available was used for the correction. Gardner also shared climate staff prefer offering VMT reductions in talking about program impacts, because fewer miles driven is often easier for residents to visualize than tons of emissions.

Zach Haralson joined the meeting.

Outgoing members Gade, Sillman, and Smith were recognized. Each shared thoughts on what they had learned and valued about their experiences on the Climate Action Commission. Gardner thanked them for their service to the Commission and community.

NEW BUSINESS:

Meeting times/locations for 2026

- Gardner will explore reserving meeting spaces like the conference room at the airport or eastside recycling facility for 1-2 of the 2026 meetings to offer Commission members an opportunity to see sustainable features at municipal facilities firsthand.

Election of 2026 Chair and Vice Chair

- Shetty nominated Haralson for Chair. Haralson accepted the nomination. Murray seconded. Motion carried.
- Shetty nominated Anderson for Vice Chair. Anderson accepted the nomination. Murray seconded. Motion carried.

OLD BUSINESS:

Prioritization scoring of Accelerating Iowa City's Climate Actions Plan

Scoring of action items related to adaptation. Gardner summarized progress report updates and invited questions from commissioners.

- Regarding AI-1, Gardner suggested broadening the language of this action item, as Project Green was identified as a partner organization before it was known they were at capacity, and other organizations, like Bur Oak, have proven to be helpful partners. Haralson asked if prairie plantings might broaden the tree planting effort. Gardner responded that Johnson County conservation and Kacey Hutchinson spearhead a pocket prairie program for unincorporated areas that may be expanded to include Iowa City.
- Regarding AR-1, Anderson asked what the street tree ordinance was. Sillman asked how including a tree on a newly developed property was enforced. Anderson wondered if a native plant ordinance might broaden the street tree ordinance language. Gardner offered to ask NDS (Neighborhood Development Services) to provide more background on street trees and the related ordinance.
- Regarding ACP-1, Haralson asked whether it could be expanded. Gardner affirmed the vulnerability study will help inform this area; it has been 10 years since the last study.

Preliminary review and scoring of action items related to sustainable lifestyle. Gardner summarized progress report updates and invited questions from commissioners.

- SLCP-2 Throughout city departments, work was done to make food procurement practices align with climate goals. Gade asked if the document could be shared and Gardner affirmed it could.

Gardner will compile scores and bring to January meeting.

PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA:

- None

RECAP:

Confirmation of next meeting time and location:

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

Actionable items for commission and staff:

- Progress report on Waste will be shared at January meeting by Resource Management staff.

ADJOURNMENT:

Sillman moved to adjourn, Bork seconded, and the motion carried. Meeting adjourned 5:17.

CLIMATE ACTION COMMISSION
ATTENDANCE RECORD
2024-25

NAME	TERM EXP.	12/2/24	1/6/25	2/3/25	3/3/25	4/7/25	5/5/25	6/2/25	8/4/25	9/8/25	10/6/25	11/10/25	12/1/25
Michael Anderson	12/31/2025	X	X	X	O/E	X	X	X	O/E	X	X	X	X
Emma Bork	12/31/2026		O/E	X	X	X	X	O/E	X	X	X	X	X
Michal Eynon-Lynch	12/31/2024	X	*	*	*	*	*	*	*	*	*	*	*
John Fraser	12/31/2024	O/E	*	*	*	*	*	*	*	*	*	*	*
Jamie Gade	12/31/2025	X	X	X	X	O/E	X	X	X	O/E	X	X	X
Ben Grimm	10/31/2026	X	X	O/E	X	O/E	O/E	X	X	X	X	O/E	O/E
Zach Haralson	12/31/2025	X	X	X	X	X	X	X	X	O/E	X	X	X
Nadja Krylov	12/31/2026		X	O/E	X	X	X	X	X	X	O/E	X	O/E
Wim Murray	MidAmerican Rep	O/E	X	O/E	X	X	O/E	X	X	X	X	X	X
Michelle Sillman	12/31/2025	X	X	X	X	X	X	X	X	X	X	X	X
Brinda Shetty	UI Rep	X	X	X	X	X	X	X	X	X	X	X	X
Angie Smith	12/31/2025	X	X	X	O/E	X	X	O/E	O/E	X	X	X	X
Gabe Sturdevant	12/31/2024	X	*	*	*	*	*	*	*	*	*	*	*
Robert Traer	12/31/2026		X	X	X	X	X	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

January 20, 2026

Senior Center Commission: November 20

Attachments: [Senior Center Commission: November 20](#)

MINUTES
SENIOR CENTER COMMISSION
November 20, 2025
Room 311, Iowa City Senior Center

Members Present: Nancy Ostrognai, Jay Gilchrist, Kate Milster, Lee McKnight, Warren Paris, Betty Rosse

Members Absent: Mary McCall

Staff Present: LaTasha DeLoach, Kristin Kromray

Others Present: John Stammer

CALL TO ORDER:

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

RECOMMENDATIONS TO COUNCIL:

None.

APPROVAL OF MINUTES FROM THE OCTOBER 23, 2025, MEETING:

Motion: To accept the minutes from the October 23, 2025 meeting as amended. Motion carried on a 6/0 vote. Milster/McKnight

PUBLIC DISCUSSION:

John Stammer, who will be a new Senior Center Commission member starting in January, introduced himself.

OPERATIONAL OVERVIEW:

DeLoach reported staff is putting together a social connections calendar that will list all of the events for the upcoming year including events like Soul Train, concerts, new member events, and member appreciations. It may be turned into a magnet.

Black Future Fest is upcoming in the new year. Events include an open house at PS1 on January 31, Afrofuturistic short film festival at Film Scene on February 12, Octavia Butler book discussion at the Iowa City Public Library on February 14, and a fashion show, art opening and community mural unveiling on February 14 at the Senior Center.

Winter concerts for Voices of Experience, New Horizon's Band and Senior Standing Room Only are coming up. Ostrognai requests a separate list for concerts in the program guide. Gilchrist reviewed the information about the Grey Wave from last month's meeting. The Better Age survey is still ongoing, and Commissioners discussed various wants to get more people to take the survey.

Milster asked if the Senior Center ever does presentations as churches. The Senior Center is willing to talk with any interested community group and have done so in the past.

DeLoach is speaking with the Fire Department soon to discuss the various things the Senior Center has to offer. She is also working on a community connection card that fire fighters can use to connect members of the public that they interact with and connect with Senior Center staff.

The exterior window and door projected is nearing completion. The project to address the digital controls for the HVAC system is beginning. It is expected to be completed by end of January.

DeLoach noted there has been some preliminary discussion about landscaping around the Senior Center. She would like to bring some seniors into the discussion and noted she would like additional exterior seating.

COMMISSION OVERVIEW:

Milster asked if a water vending machine would be an option for the building. The Senior Center does provide cups for the water fountains. DeLoach noted a bid for the interior design will occur at the start of the new year. Ostrognai asked if the bids are just local or if it will go pushed out further. DeLoach would like it to go out farther and would like someone with expertise with creating senior center spaces and not just senior living facilities.

The art policy has changed extensively, and Gilchrist noted it is more robust. DeLoach noted the new partnership between the Senior Center and the City's Public Art Advisory Committee, which is outlined in the new policy. Paris asked about limitations for artists showing past work. DeLoach stated that this ensures fresh work from artists who may have shown art at the Senior Center previously. Commissioners discussed minor changes in the other policies.

Motion: To accept the the following polices: Art Exhibit Policy; Budget Revenue, and Expenses Policy; Insurance Coverage Policy; Membership Program. Motion carried on a vote of 6/0. McKnight/Milster

Commissioners and DeLoch discussed the roles and duties of the Commission. DeLoach noted that Commissioners are asked to go to public comment at a City

Council meeting twice a year and to assist with a presentation to the Johnson County Board of Supervisors once a year. DeLoach asked commissioners about the potential of doing a subcommittee to discuss new program ideas. She also noted that it is the role of commissioners to come to Senior Center events and encourage others to get to know the Senior Center by word of mouth.

Gilchrist and Paris' commission terms end this year, and they will form a nominating committee for the executive seats on the commission. Officers will be voted on at the December meeting. Gilchrist stated he will not reapply for the Senior Center Commission but will continue to volunteer as an ambassador.

Meeting Adjourned.

Senior Center Commission Attendance Record

Name	Term Expires	12/19/24	1/16/25	2/20/25	3/20/25	4/17/25	5/15/25	6/19/25	7/17/25	8/21/25	9/18/25	10/23/25	11/20/25
Betty Rosse	12/31/26	O/E	X	X	NM	O/E	X	NM	X	X	X	X	X
Jay Gilchrist	12/31/25	X	X	X	NM	X	X	NM	X	X	X	O/E	X
Mary McCall	12/31/27	--	X	O/E	NM	X	O/E	NM	O/E	X	X	O/E	O/E
Angela McConville	12/31/24	X	--	--	--	--	--	--	--	--	--	--	--
Lee McKnight	12/31/27	O/E	O/E	X	NM	X	X	NM	X	X	X	X	X
Kathryn Milster	12/31/27	--	X	X	NM	X	X	NM	X	X	X	X	X
Nancy Ostrognai	12/31/26	X	X	X	NM	X	X	NM	X	X	X	X	X
Ross Taylor	12/31/24	O	--	--	--	--	--	--	--	--	--	--	--
Warren Paris	12/31/25	X	O/E	X	NM	X	X	NM	X	X	X	X	X

Key: X =Present

O =Absent

O/E =Absent/Excused

NM =No meeting

-- = Not a member



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution authorizing the City Manager to sign a 28E Agreement with the Iowa Department of Revenue for alcohol enforcement.

Prepared By:	Susan Dulek, First Ass't. City Attorney
Reviewed By:	Geoff Fruin, City Manager Matt Ties, Sgt. Police Dept.
Fiscal Impact:	none
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution Agreement

Executive Summary:

The Iowa Department of Revenue is authorized to provide enforcement for Iowa's alcoholic beverage laws and is willing to provide funding to the City for FY26 for engaging in alcohol compliance checks at retail businesses. This resolution approves an agreement whereby the Dept. of Revenue will pay the City \$100 per compliance check. This is substantially similar to previous agreements for alcohol compliance checks.

Resolution No. _____

Resolution authorizing the City Manager to sign a 28E Agreement with the Iowa Department of Revenue for alcohol enforcement.

Whereas, the Iowa Department of Revenue is authorized to provide enforcement for Iowa's alcoholic beverage laws; and

Whereas, the Iowa Department of Revenue is willing to provide funding for FY26 to the City for engaging in compliance checks to enforce for Iowa's alcoholic beverage laws; and

Whereas, it is in the interest of the City to sign the attached 28E Agreement for Alcohol Enforcement.

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

The City Manager is hereby authorized to sign the attached 28E Agreement for Alcohol Enforcement and is authorized to sign amendments as needed.

Passed and approved this _____ day of January, 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

28E AGREEMENT FOR ALCOHOL PRODUCT ENFORCEMENT

This 28E Agreement for Alcohol Enforcement ("Agreement") is between the Iowa Department of Revenue ("IDR"), and City of Iowa City ("Department"). IDR and the Department may be referred to individually as a "Party" or together as the "Parties." The "Effective Date" of this Agreement shall mean the last date, as indicated in Section 13 (Execution), on which Agreement is formally executed by duly authorized representatives of the Parties. The Parties agree as follows:

SECTION 1. IDENTITY OF PARTIES

- 1.1 **IDR.** IDR is an agency of the State of Iowa and is authorized, pursuant to Iowa Code section 123.4, to administer and enforce Iowa's alcoholic beverage control laws. IDR's address for the purpose of this Agreement is: 1918 SE Hulsizer Road, Ankeny, Iowa 50021.
- 1.2 **Department.** The Department operates a duly-recognized Iowa law enforcement agency. The Department's address is: 410 E WASHINGTON ST IOWA CITY IA 52240-1825.

SECTION 2. PURPOSE. The Parties have entered into this Agreement for the purpose of providing and funding alcoholic beverage enforcement in compliance with Iowa Code chapter 123.

SECTION 3. TERM. The term of the Agreement shall be from the aforementioned date through June 30, 2026, unless earlier terminated in accordance with the terms of the Agreement.

SECTION 4. FILING. Pursuant to Iowa Code section 28E.8, IDR shall electronically file the Agreement with the Iowa Secretary of State, after the Parties have executed the Agreement.

SECTION 5. RESPONSIBILITIES OF THE PARTIES.

5.1 Responsibilities of the Department.

5.1.1 Local Alcohol Enforcement. The Department shall provide alcoholic beverage enforcement of Iowa Code section 123.49(2)(h).

5.1.2 Compliance Checks.

- 5.1.2.1 "Compliance Check" or "Compliance Checks" means activity to enforce alcoholic beverage control laws in accordance with Iowa Code section 123.49(2)(h) within the jurisdiction of the Department, or additional jurisdictions upon prior agreement of the Parties. IDR shall provide the Department, via the law enforcement GovConnectIowa portal, the location of each retail alcohol license/permit holder subject to a Compliance Check by the Department.
- 5.1.2.2 The Department shall perform Compliance Checks at licensed retail alcohol locations during the term of the Agreement. IDR will provide the Department with any minimum or maximum number of Compliance Checks to be performed within the jurisdiction of the Department, a list of locations that have passed Compliance Checks within the last year, and any locations IDR has predetermined require Compliance Checks. Parties recognize that alcoholic beverage products are age-restricted pursuant to Iowa Code section 123.47. Compliance Checks may be conducted at any retailer that sells alcoholic beverage products. Compliance Checks are to be facilitated by an Iowa certified Peace Officer who has Peace Officer powers within the State of Iowa.
- 5.1.2.3 IDR will not compensate the Department for Compliance Checks performed on a location that has passed a Compliance Check in the current or previous calendar year, or otherwise indicated by IDR as a location for which Compliance Checks will not be compensated.
- 5.1.2.4 This Agreement is a stand-alone alcohol enforcement effort and shall not be combined with any other 28E agreements between the Department and IDR, or any other parties.
- 5.1.2.5 The Department shall not begin to conduct any retailer Compliance Checks until October 1, 2025.
- 5.1.2.6 Compliance Checks shall be completed and submitted for reimbursement to IDR by June 30, 2026. The Department should try to complete a Compliance Check of all seasonal businesses (e.g., winter businesses like ski areas or spring/summer businesses like golf courses, marinas, and bait shops) before the businesses close for the season, but not before October 1, 2025.
- 5.1.2.7 The Department may conduct a second Compliance Check on any retailer that is found to be non-compliant during the first Compliance Check. The second Compliance Check on the non-compliant retailer shall be completed and submitted for reimbursement to IDR no later than June 30, 2026, to receive payment by IDR under this Agreement.
- 5.1.2.8 Department shall criminally ticket clerks that fail Compliance Checks.
- 5.1.2.9 The Department shall, within seven (7) business days, notify the retail owner or manager of any violation. Within seventy-two (72) hours of the Department issuing a citation for a violation of Iowa Code section 123.49(2)(h) to a license/permit holder or employee of a license/permit holder, the Department must notify IDR of the date, time, and location where the offense was committed. The Department shall report Compliance Checks in a Compliance Check Report as described in Section 5.1.6, and send a copy of any citations to IDR's designated Contact Person.
- 5.1.2.10 If the Department fails to complete Compliance Checks or fails to submit reimbursement for Compliance Checks to IDR by June 30, 2026, IDR will consult with

the Department to establish an agreed upon execution plan. In the event that the Department fails to execute the agreed upon plan, the Department agrees that IDR may authorize other law enforcement agencies to conduct any remaining Compliance Checks.

- 5.1.3 Underage Purchaser Volunteers. Utilization of underage purchaser volunteers between the ages of sixteen (16) and twenty (20) is strongly encouraged, where feasible. The Department may compensate the underage purchaser volunteers involved in the Compliance Checks in a manner consistent with Section 6
- 5.1.4 Routine Enforcement. In addition to conducting Compliance Checks, the Department agrees to regularly enforce alcoholic beverage laws.
- 5.1.5 Civil Proceedings. The Department shall cooperate with city, county, and state prosecutors if civil permit proceedings are initiated against a retail alcohol license/permit holder. The Department shall also cooperate in proceedings against cited clerks and underage persons. Cooperation shall include, but not be limited to, sharing investigative reports and copies of issued citations, as well as providing witness statements and testimony.
- 5.1.6 Compliance Check Reports. The Department shall provide detailed results of completed Compliance Checks in a Compliance Check Report to IDR via the law enforcement GovConnectIowa portal or other method prescribed by IDR within ten (10) business days of completed Compliance Checks. Information in the Compliance Check Report will include, but will not be limited to, the date, time, and location of the Compliance Check, and any other information required by IDR.
- 5.1.7 Miscellaneous. The Department shall be responsible for the day-to-day administration of its alcoholic beverage enforcement. The Department shall provide all office space, equipment, and personnel necessary to conduct alcoholic beverage enforcement activities under the Agreement. The Department is solely responsible for the selection, hiring, disciplining, firing, and compensation of its officers.

5.2 **Responsibilities of IDR.**

- 5.2.1 Enforcement Guidance. IDR shall provide guidance and best practices for conducting underage alcohol Compliance Checks to the Department, if needed, and cooperate with the Department in the performance of the Agreement.
- 5.2.2 **Payment.** IDR shall pay the Department in the manner described in Section 6 of this Agreement.
- 5.2.3 Cooperation. If IDR believes that any officer of the Department fails to perform duties in a manner that is consistent with the Agreement, IDR shall notify the Department. The Department shall then take such action as necessary to investigate and, if appropriate, discipline or reassign the officer away from alcoholic beverage enforcement activities. IDR shall have no authority to discipline or reassign an officer, except that IDR shall have the authority to stipulate that a particular officer not be assigned to provide services under the Agreement.

- 5.2.4 Insurance, Benefits, and Compensation. IDR shall not provide for, nor pay, any employment costs of the Department's officers including, but not limited to, worker's compensation, unemployment insurance, health insurance, life insurance, and any other benefits or compensation, nor make any payroll payments with respect to the Department's officers. IDR shall have no liability whatsoever for all such employment costs or other expenses relating to, or for the benefit of, the Department's officers.

SECTION 6. PAYMENT TO DEPARTMENT.

- 6.1 Method of Payment. In consideration for providing the services required by the Agreement, the Department shall be paid on a flat fee basis of one hundred dollars (\$100) per reported Compliance Check. The flat fee payment for each Compliance Check constitutes the full and exclusive remuneration for the Compliance Check. For example, compensation of underage purchaser volunteers is the sole responsibility of the Department and is to be paid from the flat fee payment.
- 6.2 Eligible Claims. Compliance Checks that are conducted on or after October 1, 2025 and on or before June 30, 2026 are eligible for payment provided that the results are reported in accordance with Section 5. Any Compliance Checks that were funded by a non-departmental entity are not eligible for payment.
- 6.3 **Allocations.** The costs of the services referred to in Section 6.1 shall be allocated as follows:
- 6.3.1 Sole Activity. Money paid to the Department, pursuant to the Agreement, shall be used to fund overtime of full- or part-time Peace Officer positions solely for alcoholic beverage enforcement activities described in the Agreement. Money also shall be used for compensation, if any, of underage purchaser volunteers. In addition, the Department may use money paid pursuant to the Agreement for reasonable Department expenditures, including, but not limited to, officer training and equipment, provided that such expenditures do not impair the Department's ability to perform alcoholic beverages enforcement activities.
- 6.4 Payment in Arrears. IDR shall verify the Department's performance and compliance with this Agreement before making payment. IDR shall pay all approved invoices in arrears and in conformance with Iowa Code section 8A.514. IDR may pay in less than sixty (60) days, but an election to pay in less than sixty (60) days shall not act as an implied waiver of Iowa Code section 8A.514. Unless otherwise agreed in writing by the Parties, the Department shall not be entitled to receive any other payment or compensation from IDR or the State of Iowa for any Compliance Checks not compliant with this Agreement. The Department shall be solely responsible for paying all costs, expenses, and charges it incurs in connection with its performance under this Agreement.

SECTION 7. ADMINISTRATION OF AGREEMENT. IDR and the Department shall jointly administer the Agreement.

SECTION 8. NO SEPARATE ADMINISTRATIVE ENTITY. No new or separate legal or administrative entity is created by the Agreement.

SECTION 9. NO PROPERTY ACQUIRED. IDR and the Department, in connection with the performance of the Agreement, shall acquire no real or personal property.

SECTION 10. TERMINATION.

- 10.1 **Termination for Convenience.** Following twenty (20) days written notice, either party may terminate the Agreement, in whole or in part, for convenience without the payment of any penalty or incurring any further obligation to the non-terminating party. Following termination for convenience, the non-terminating party shall be entitled to compensation, upon submission of invoices and proper proof of claim, for services provided under the Agreement to the terminating party up to and including the date of termination.
- 10.2 **Termination Due to Lack of Funds or Change in the Law.** Notwithstanding anything in this Agreement to the contrary, and subject to the limitations set forth below, IDR shall have the right to terminate this Agreement without penalty and without any advance notice as a result of any of the

following:

- 10.2.1 The legislature or governor fail in the sole opinion of IDR to appropriate funds sufficient to allow IDR to either meet its obligations under this Agreement or to operate as required and to fulfill its obligations under this Agreement;
 - 10.2.2 If funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by IDR to make any payment hereunder are insufficient or unavailable for any other reason as determined by IDR in its sole discretion;
 - 10.2.3 If IDR's authorization to conduct its business or engage in activities or operations related to the subject matter of this Agreement is withdrawn or materially altered or modified;
 - 10.2.4 If IDR's duties, programs or responsibilities are modified or materially altered;
 - 10.2.5 If there is a decision of any court, administrative law judge, or an arbitration panel or any law, rule, regulation, or order is enacted, promulgated, or issued that materially or adversely affects IDR's ability to fulfill any of its obligations under this Agreement. IDR shall provide the Department with written notice of termination pursuant to this section.
- 10.3 **Termination for Cause**. The occurrence of any one or more of the following events shall constitute cause for any party to declare another party in default of its obligations under the Agreement:
- 10.3.1 Failure to observe and perform any covenant, condition or obligation created by the Agreement;
 - 10.3.2 Failure to make substantial and timely progress toward performance of the Agreement;
 - 10.3.3 Failure of the party's work product and services to conform with any specifications noted herein;
 - 10.3.4 Infringement of any patent, trademark, copyright, trade dress or any other intellectual property right.
- 10.4 **Notice of Default**. If there occurs a default event under Section 10.3, the non- defaulting party shall provide written notice to the defaulting party requesting that the breach or noncompliance be immediately remedied. In the event that the breach or noncompliance continues to be evidenced ten days beyond the date specified in the written notice, the non-defaulting party may either:
- 10.4.1 Immediately terminate the Agreement without additional written notice; or,
 - 10.4.2 Enforce the terms and conditions of the Agreement and seek any available legal or equitable remedies.

SECTION 11. CONTACT PERSON. At the time of execution of the Agreement, each Party shall designate, in writing, a Contact Person to serve until the expiration of the Agreement or the designation of a substitute Contact Person. During the term of the Agreement, each Contact Person shall be available to meet, as otherwise mutually agreed, to plan the services being provided under the Agreement. IDR will email the Department's Contact Person instructions and links for completing Compliance Check Reports and how to submit copies of violations to IDR.

SECTION 12. CONTRACT ADMINISTRATION.

- 12.1 **Amendments.** The Agreement may be amended in writing from time to time by mutual consent of the parties. All amendments to the Agreement must be fully executed by the parties.
- 12.2 **Third Party Beneficiaries.** There are no third party beneficiaries to the Agreement. The Agreement is intended only to benefit IDR and the Department.
- 12.3 **Choice of Law and Forum.** The laws of the State of Iowa shall govern and determine all matters arising out of or in connection with this Agreement without regard to the conflict of law provisions of Iowa law. Any and all litigation commenced in connection with this Agreement shall be brought and maintained solely in Polk County District Court for the State of Iowa, Des Moines, Iowa, or in the United States District Court for the Southern District of Iowa, Central Division, Des Moines, Iowa, wherever jurisdiction is appropriate. This provision shall not be construed as waiving any immunity to suit or liability including without limitation sovereign immunity in State or Federal court, which may be available to IDR or the State of Iowa.
- 12.4 **Assignment and Delegation.** The Agreement may not be assigned, transferred, or conveyed in whole or in part without the prior written consent of the other party.
- 12.5 **Integration.** The Agreement represents the entire Agreement between the parties and neither party is relying on any representation that may have been made which is not included in the Agreement.
- 12.6 **Headings or Captions.** The paragraph headings or captions are for identification purposes only and do not limit nor construe the contents of the paragraphs.
- 12.7 **Not a Joint Venture.** Nothing in the Agreement shall be construed as creating or constituting the relationship of a partnership, joint venture, association of any kind or agent and principal relationship between the parties. Each party shall be deemed an independent contractor acting toward the expected mutual benefits. No party, unless otherwise specifically provided for herein, has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon the other party to the Agreement.
- 12.8 **Supersedes Former Agreements.** The Agreement supersedes all prior Agreements between IDR and the Department for the services provided in connection with the Agreement.
- 12.9 **Waiver.** Except as specifically provided for in a waiver signed by duly authorized representatives of IDR and the Department, failure by any party at any time to require performance by the other party or to claim a breach of any provision of the Agreement shall not be construed as affecting any subsequent breach, the right to require performance with respect thereto, or to claim a breach with respect thereto.
- 12.10 **Notices.** Any and all notices, designations, consents, offers, acceptances, or any other communication provided for herein shall be given in writing by a reliable carrier which shall be addressed to the person listed below at the address specified. From time to time, the Parties may change the name and address of an individual designated to receive notice. Such change of the designated person shall be in writing to the other Party and as provided herein. Such change shall not require an amendment to this Agreement. Each such notice shall be deemed to have been provided:
- 12.10.1 At the time it is actually received; or,
- 12.10.2 Within one day in the case of overnight hand delivery, courier or services such as Federal Express with guaranteed next day delivery; or,
- 12.10.3 Within five (5) days after it is deposited in the U.S. Mail in the case of registered U.S. Mail.

Party: IDR

Name: Brandon Trapp

Title: Executive Officer, Alcohol & Tax Compliance Division

Address: 1918 SE Hulsizer Road

City, State Zip Code: Ankeny, Iowa 50021

Phone Number: (515) 480-8357

E-mail Address: Brandon.Trapp@iowa.gov

Party: CITY OF IOWA CITY POLICE DEPARTMENT_____

Name: Dustin Liston

Title: Police Chief

Address: 410 E Washington St

City, State Zip Code: Iowa City, IA 52240

Phone Number: 319/356-5270

E-mail Address: DListon@iowacity.org

- 12.11 **Cumulative Rights.** The various rights, powers, options, elections and remedies of any party provided in the Agreement, shall be construed as cumulative and not one of them is exclusive of the others or exclusive of any rights, remedies, or priorities allowed any party by law, and shall in no way affect or impair the right of any party to pursue any other equitable or legal remedy to which any party may be entitled as long as any default remains in any way un-remedied, unsatisfied, or un-discharged.
- 12.12 **Severability.** If any provision of the Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of the Agreement.
- 12.13 **Time is of the Essence.** Time is of the essence with respect to the performance of the terms of the Agreement.
- 12.14 **Authorization.** Each party to the Agreement represents and warrants to the other that:
- 12.14.1 It has the right, power, and authority to enter into and perform its obligations under the Agreement.
- 12.14.2 It has taken all requisite action (corporate, statutory or otherwise) to approve execution, delivery, and performance of the Agreement, and the Agreement constitutes a legal, valid, and binding obligation upon itself in accordance with its terms.
- 12.15 **Successors in Interest.** All the terms, provisions, and conditions of the Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns, and legal representatives.
- 12.16 **Record Retention and Access.** The Department shall maintain accurate, current, and complete records of the financial activity of this Agreement which sufficiently and properly document and calculate all charges billed to IDR throughout the term of this Agreement and for a period of at least three (3) years following the date of final payment or completion of any required audit (whichever is later). If any litigation, claim, negotiation, audit, or other action involving the records has been started before the expiration of the three-year period, the records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular three-year period, whichever is later. The Department shall permit IDR, the Auditor of the State, or any other authorized representative of the State and, where federal funds are involved, the Comptroller General of the United States or any other authorized representative of the United States government, to access and examine, audit, excerpt, and transcribe any directly pertinent books, documents, papers, electronically or optically stored and created records, or other records

of the Department relating to invoices or payments or any other documentation or materials pertaining to this Agreement, wherever such records may be located. The Department shall not impose a charge for audit or examination of the Department's books and records.

12.17 **Additional Provisions.** The parties agree that any Addendum, Rider, or Exhibit, attached hereto by the parties, shall be deemed incorporated herein by reference.

12.18 **Further Assurances and Corrective Instruments.** The parties agree that they shall, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of the Agreement.

SECTION 13. EXECUTION.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the Agreement and have caused their duly authorized representatives to execute the Agreement.

Iowa Department of Revenue

Name:

Title:

Signature Date:

Name: Geoff Fruin

Title: City Manager

Signature Date:



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution amending the budgeted positions in the Neighborhood Services and Housing Authority Divisions of the Neighborhood and Development Services Department by moving all Housing Authority positions from the Neighborhood Services Division to the Housing Authority Division and amending the Administrative, Confidential, and Executive pay plan.

Prepared By: Tracy Hightshoe, NDS Director
Reviewed By: Geoff Fruin, City Manager
Fiscal Impact: N/A
Staff Recommendation: Approval
Commission Recommendations: NA
Attachments: [Resolution](#)

Executive Summary:

This resolution realigns the Housing Authority to function as an independent division within the Neighborhood and Development Services (NDS) Department, rather than a subdivision under Neighborhood Services. This elevation clarifies leadership reporting lines, increases organizational visibility, and better reflects the scale and complexity of Housing Authority operations. This action aligns with the City Council's efforts to bolster the production of publicly-owned housing.

Background / Analysis:

The Housing Authority currently operates as a subdivision under the Neighborhood Services Division, creating layered reporting and occasional ambiguity in accountability and leadership structure. Elevating the Housing Authority to a stand-alone division will:

- Establish a direct and clear reporting relationship to the NDS Director.
- Improve decision-making efficiency.
- Provide the level of administrative structure appropriate for a regulatory and federally funded housing program.
- Reduce confusion for internal staff, partner agencies, and community stakeholders.

This structural change recognizes the Housing Authority's distinct regulatory environment, operational responsibilities, and strategic importance in addressing housing stability and affordability.

Resolution Number _____

Resolution amending the budgeted positions in the Neighborhood Services and Housing Authority Divisions of the Neighborhood and Development Services Department by moving all Housing Authority positions from the Neighborhood Services Division to the Housing Authority Division and amending the Administrative, Confidential, and Executive pay plan.

Whereas, Resolution No. 25-94 adopted by the City Council on April 15, 2025, authorized budgeted positions in the Neighborhood Services Division of the Neighborhood and Development Services Department for Fiscal Year 2026; and

Whereas, Resolution No. 25-97 adopted by the City Council on May 6, 2025 established a classification and compensation plan for Administrative, Confidential, and Executive employees; and

Whereas, in order to further City goals related to increasing publicly owned affordable housing, the Housing Authority Division will function as a division of the Neighborhood and Development Services Department rather than a subdivision of the Neighborhood Services Division; and

Whereas, elevating the Housing Authority to a division will clarify organizational reporting structures, expedite review and approval processes, enhance the visibility of the Housing Authority functions within the City, and signal to external partners a strengthened leadership role and commitment to housing initiatives; and

Whereas, the duties, responsibilities and requirements of the Neighborhood Services Coordinator position have been evaluated as a result of the department reorganization and grade 30 of the Administrative, Confidential, and Executive pay plan has been determined to be the appropriate classification.

Whereas, the position of Housing Administrator will be retitled to Housing Authority Executive Director to better reflect industry standard titles for such positions.

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

1. The budgeted positions in the Neighborhood and Development Services Department be amended by deleting the following positions from the Neighborhood Services Division and adding them to the Housing Authority Division.
 - 1.0 FTE Housing Receptionists, grade 2
 - 5.0 FTE Housing Program Assistants, grade 9
 - 1.0 FTE Housing Office Manager, grade 10
 - 1.0 FTE Housing Program Assistant II, grade 11
 - 1.0 FTE Public Housing Technician, grade 12
 - 4.0 FTE Family Self-Sufficiency Program Coordinators, grade 13
 - 1.0 FTE Housing Choice Voucher Program Coordinator, grade 26
 - 1.0 FTE Public Housing Coordinator, grade 26
 - 1.0 FTE Housing Financial Coordinator, grade 27
 - 1.0 FTE Housing Authority Executive Director, grade 30

2. The Administrative, Confidential, and Executive pay plan be amended by deleting the position Neighborhood Services Coordinator from grade 31 and adding it to grade 30.

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

January 20, 2026

Resolution approving eligibility for a tax exemption on an improvement project on commercial property located at 2465 and 2485 Naples Avenue SW, Iowa City, Iowa, pursuant to the Highway Commercial Urban Revitalization Plan.

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Geoff Fruin, City Manager Alexandra Bright, Assistant City Attorney
Fiscal Impact:	100% tax exemption on the new value added for a period of three years, subject to the determination of eligibility by the City Assessor.
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Resolution (2465 and 2485 Naples Ave SW) Application - 2465 and 2485 Naples Ave_Highway Commercial Urban Revitalization Tax Exemption Min Assessment Agreement-2465 and 2485 Naples Ave

Executive Summary:

In spring of 2021, City Council adopted the Highway Commercial Urban Revitalization Plan which allows for tax abatement on the improvement value of commercial property if that improvement adds at least 15% in new taxable value to the property. The property owner of 2465 and 2485 Naples Avenue SW completed construction of two new post and frame buildings and a concrete parking lot, creating 16 flex-space contractor bays, ranging in size from 1,300 square feet to 1,600 square feet, totaling 25,400 square feet as of January 1, 2025. The property owner has applied for City Council approval of these improvements so that it may be eligible for the 3-year property tax abatement allowed under the Plan.

Background / Analysis:

The Highway Commercial Urban Revitalization Plan was adopted to encourage the revitalization of commercial activity in the Revitalization Area by creating property tax incentives to reinvest in non-residential commercial activities through rehabilitation, additions or new construction. The Area is along the highway corridors, not typically incentivized through urban renewal efforts such as TIF. Eligible applications for tax abatement receive a 100% tax abatement on the new value created for 3 years, after which the full property tax bill will ensue. The goal of the program was to spur reinvestment in older building stock and new construction while incentivizing property owners and building the tax base. Property owners will still pay property taxes on land value and any building value prior to the improvement.

Eligible projects must be approved by the City Council. Brian Shafer, owner of Flex

Investments, LLC and the property owner of 2465 and 2485 Naples Avenue SW in Iowa City, is seeking approval of his project which constructed two new post and frame buildings and a concrete parking lot, creating 16 flex-space contractor bays, ranging in size from 1,300 square feet to 1,600 square feet, totaling 25,400 square feet.

The actual project cost totaled \$2,152,800 and would receive a 3-year 100% tax exemption only on any new value of the building generated by the improvements, beginning with the January 1, 2026 Assessment Year (first applicable to taxes that would be owed September 2027 and March 2028). The exemption remains subject to the determination by the City Assessor that the improvements increased the real estate value by at least 15% and constitute "Qualified Real Estate" as defined in the Plan. However, the Minimum Assessment Agreement, as required by State law for any commercial property seeking tax abatement, sets the minimum actual value at no less than \$1,857,100, including \$330,750 for the land and \$1,526,350 for the building improvements. The property owner will still be responsible for property taxes on the land value for those 3 years, and after 3 years, will pay full taxes on both land and improvements.

Resolution No. _____

Resolution approving eligibility for a tax exemption on an improvement project on commercial property located at 2465 and 2485 Naples Avenue SW, Iowa City, Iowa, pursuant to the Highway Commercial Urban Revitalization Plan.

Whereas, the City has adopted the Highway Commercial Urban Revitalization Plan, pursuant to Chapter 404 of the Code of Iowa, designating the Highway Commercial Urban Revitalization Area ("Revitalization Area") as an economic development area appropriate for commercial and industrial enterprises; (Resolution 21-106, passed April 20, 2021, and recorded in Book 6213, Page 179-230 of the records of the Johnson County, Iowa Recorder); and

Whereas, the primary objective of the Plan is to encourage the revitalization of commercial activity in the Revitalization Area by creating a property tax exemption incentive to reinvest in non-residential commercial activities through rehabilitation, additions or new construction; and

Whereas, the Plan allows for a three year property tax exemption on actual value added to Qualified Real Estate by Eligible Improvements that result in at least a 15% increase in the actual value of the real property as of the first year for which an exemption is received, as defined and detailed in the Plan; and

Whereas, pursuant to the Plan, an application shall be filed for each new exemption claimed and be approved by the City Council; and

Whereas, Brian Shafer (Owner) is the owner of commercial property locally known as 2465 and 2485 Naples Avenue SW, located within the Highway Commercial Urban Revitalization Area, upon which Owner will construct two new post and frame buildings and a concrete parking lot, creating 16 flex-space contractor bays, ranging in size from 1,300 square feet to 1,600 square feet, totaling 25,400 square feet; and

Whereas, the estimated cost of the improvement project is \$2,152,800, with the project completed in 2025 and fully assessed as of January 1, 2025; and

Whereas, Owner and the City of Iowa City have entered into a Minimum Assessment Agreement providing that the Minimum Actual Value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than \$1,857,100, before rollback, including a minimum assessment of \$1,526,350 on the improvements (land value not included); and

Whereas, this property is not located within an Urban Renewal Area and has not received either direct or indirect benefits financed through a tax increment financing program.

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

Section 1. The improvement project described in the attached application is in conformance with the Highway Commercial Urban Revitalization Plan and Iowa Code Chapter 404, is located within the Revitalization Area, and the improvements were completed while the Revitalization Area was so designated. The improvements described in the application are hereby approved as being eligible for a tax exemption under said Plan subject to the physical review of the property and determination by the City Assessor that the completed project increases the value of the real property by at least the requisite 15% as of the first year for which an exemption is received in accordance with the Minimum Assessment Agreement and constitutes Qualified Real Estate, as defined in and required by the Plan and Iowa Code Chapter 404.

Section 2. The attached Minimum Assessment Agreement for 2465 and 2485 Naples Avenue SW is hereby approved in substance, and the Mayor is hereby authorized to execute and the City Clerk to attest to said Agreement.

Section 3. The City Clerk shall forward a certified copy of this resolution to the City Assessor by March 1, 2026, indicating that the Plan authorizes all Qualified Real Estate to be eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements for a period of three years, all as indicated in Iowa Code Section 404.3(3) and the Plan.

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

Mayor

Attest:

City Clerk

Approved: _____
City Attorney

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

Application Date

10/22/2025

Owner Information

Name *

Brian Shafer (Flex Investments, LLC)

Address *

Street Address

525 Linden Dr.

Address Line 2

City

WAPELLO

Postal / Zip Code

52653

State / Province / Region

Iowa

Country

United States

Email *

shafer@remjaxproperties.com

Phone

3192090456

Tenant Information

Name *

Multiple Tenants

Address *

Street Address

2465 Naples Ave SW

Address Line 2

City

Iowa City

Postal / Zip Code

52240

State / Province / Region

Iowa

Country

United States

Email *

shafer@remjaxproperties.com

Phone

3192090456

Will this tenant be required to vacate the premises during the project? *

☐ Yes ☒ No

Will this tenant return to the property upon completion of the project? *

☒ Yes ☐ No

Project Information

Address of Property Seeking Exemption *

Street Address

2465-2485 Naples Ave SW

Address Line 2

City

Iowa City

Postal / Zip Code

52240

State / Province / Region

Iowa

Country

United States

Estimated or actual project start date *

8/1/2023

Estimated or actual date of completion: *

1/1/2025

Estimated or actual cost of improvements *

\$ 2,152,800.00

Have you obtained building permits? *☒ Yes ☐ No

Applicants must obtain all necessary permits and ensure all inspections are conducted and passed. If your project is complete, all permits must have a passing final inspection. If you have questions on building permits, please call Building Services at 319-356-5122.

Building Improvements *

Please describe project in general

The new construction of two post and frame buildings with concrete parking connecting the two buildings. This site consists of 16 flex space condos/contractor bays totaling 25,400sf of space. The spaces vary in size from 1,300sf to 6,000sf.

Please check any of these specific energy efficiency measures you are making

- ☒ LEED (Leadership in Energy and Environmental Design) construction
- ☐ Investment in renewable energy (e.g., solar, wind geothermal)
- ☒ Use of electric appliances and equipment in lieu of natural gas where possible

Please describe any other energy efficiency improvements that you will be making

Extra blown in cellulose insulation in the ceilings that achieves and R60 rating. Not only are the exterior walls insulated with high density fiberglass, but interior partition and all bathroom walls are as well, achieving an R-value of 22. All concrete foundation walls are insulated to create a thermal barrier.

LED lighting interior and exterior lighting is used. All exterior lighting is on a dusk to dawn timer. Vacancy Sensors for the interior lights have been installed to automatically shut the lights off when there's a lack of movement. All of the man doors are high-end Plyco doors that are built rigid, injected with insulation and have a double seal at the top and bottom of the door, making them efficient. All over head doors are insulated.

I certify that all information in this application is true and complete to the best of my knowledge, and that I have read and understand the Highway Commercial Revitalization Plan *☒ Acknowledge**Signature ***

MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT ("Minimum Assessment Agreement" or "Assessment Agreement") is dated as of Jan 12th, 2026, by and between the CITY OF IOWA CITY, Iowa (the "City"), an Iowa municipal corporation; Brian Shafer, PROPERTY OWNER OF 2465 and 2485 Naples Avenue SW, IOWA CITY, IOWA 52246 ("Owner"); and the CITY ASSESSOR of the City of Iowa City ("Assessor").

Whereas, consistent with the provisions of the City's Highway Commercial Urban Revitalization Plan (the "Plan"), the Owner has submitted an Application for Tax Exemption dated as of October 22, 2025 (the "Application") regarding certain commercial real estate owned by Owner and located in the Highway Commercial Revitalization Area, which real estate is legally described as follows:

Lot 4, MWD Davis Addition, Iowa City, Iowa according to the plat thereof recorded in Book 49, Page 322, Records of Johnson County, Iowa, except Auditor's Parcel 2006127 according to the Plat of Survey recorded in Book 51, Page 90, Plat Records of Johnson County, Iowa

Subject to zoning, easements, covenants and restrictions of record.

(the "Property"); and

Whereas, the Application describes certain improvements that have been or are proposed to be constructed on the Property (the "Eligible Improvements"); and

Whereas, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax exemption requested by the Owner by submission of the Application, under the provisions of the Plan; and

Whereas, the Iowa City Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

Now, therefore, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. As of January 1, 2026, the Minimum Actual Value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than \$1,857,100 before rollback, including a minimum assessment of \$1,526,350 on the improvements (land value not included).

The Minimum Actual Value shall terminate and be of no further force or effect as of January 1, three years after the first Assessment Year this Minimum Assessment Agreement takes effect ("Assessment Termination Date"). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Johnson County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this

Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. Owner shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.
4. Nothing herein shall be deemed to prohibit the City Assessor from assigning a higher actual value to the Eligible Improvements and the Property, nor to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.
5. Owner contemplates that a portion of the Property will be submitted to the horizontal property regime as condominium units. Owner agrees that at the time of the execution of the declaration required by Chapter 499B of the Code of Iowa, an attachment to the declaration will be executed by Owner, the City, and the City Assessor allocating a portion of the Minimum Actual Value to each unit.
6. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.
7. Unavoidable Delay means delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay including but not limited to storms, floods, fires, explosions or other casualty losses, unusual weather conditions, strikes, boycotts, lockouts or other labor disputes, litigation commenced by third parties, or the acts of any federal, state, or local governmental unit (other than the City with respect to the City's obligations).
8. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

(Signature pages follow)

CITY OF IOWA CITY, IOWA

By: _____
Bruce Teague, Mayor

ATTEST:

By: _____
Kellie Grace, City Clerk

CITY OF IOWA CITY ACKNOWLEDGEMENT

STATE OF IOWA)
) SS
COUNTY OF JOHNSON)

On this _____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared Bruce Teague and Kellie Grace, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Iowa City, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

PROPERTY OWNER

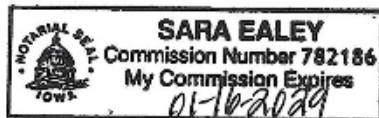
Brian Shafer, OWNER

BY: 

OWNER ACKNOWLEDGEMENT

STATE OF IOWA)
COUNTY OF LOUISA) SS

~~2026~~ This record was acknowledged before me on this 12 day of Jannans,
~~2026~~, by Brian Shafer, as the OWNER of the PROPERTY, on behalf of whom
the record was executed.





Notary Public in and for said state

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$1,857,100. Of this amount, \$330,750 is determined to be the value of the land and \$1,526,350 the value of the buildings thereon until termination of this Minimum Assessment Agreement pursuant to the terms hereof.

Iowa City Assessor

Date _____

STATE OF IOWA)
) SS
COUNTY OF [COUNTY])

Subscribed and sworn to before me by _____, Iowa City Assessor, on
this _____ day of _____, 20_____.

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution supporting and approving the City's Revitalize Iowa's Sound Economy (RISE) grant application for the construction of an extension of Moss Ridge Road and an intersecting north-south street.

Prepared By:	Kent Ralston, Transportation Planner
Reviewed By:	Geoff Fruin; City Manager Tracy Hightshoe; Neighborhood and Development Services Director Jason Havel; City Engineer Alexandra Bright; Asst. City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	NA
Attachments:	Resolution

Executive Summary:

This resolution authorizes an application to the Iowa Department of Transportation (DOT) Revitalize Iowa's Sound Economy (RISE) Program to partially fund construction of a proposed extension to Moss Ridge Road west of Highway 1 and north of Interstate 80.

Background / Analysis:

The DOT administers the RISE Program which funds road construction projects with a goal of job creation. The program funds up to 50 percent of eligible road construction costs. Over the past year, the City has been facilitating the expansion of the major employment center located north of Interstate 80 and west of Highway 1. The proposed RISE supported development would consist of six large commercial lots on approximately 60 acres. The property is currently undeveloped, and new roadways are necessary for development to occur. The new roadways would consist of an approximate 1,300-foot extension of Moss Ridge Road to the west, along with an intersecting north - south street (both allowing for future street connections and additional development).

Staff recommends approval of the resolution authorizing City staff to apply to the Iowa DOT RISE Program. If awarded, the funds will be used to construct an approximate 1,300-foot extension of Moss Ridge Road (westerly from its existing terminus) and an intersecting north - south street to enable the development of six large commercial lots. City staff would apply for the maximum of fifty percent of project costs with any/all remaining costs paid by the

developer.

RESOLUTION NO. _____

Resolution supporting and approving the City's Revitalize Iowa's Sound Economy (RISE) Grant Application for the construction of an extension of Moss Ridge Road and an intersecting north - south street.

Whereas, as part of a proposed development project located at Section 35, Township 80N, Range 6W of Iowa City, Johnson County, Iowa, the developer proposes to extend Moss Ridge Road from its current terminus approximately 1,300 feet to the west, and to construct an intersecting north - south street; and

Whereas, the proposed road construction improvements will allow for approximately 6 commercial lots to be developed on land that will be accessible to the Iowa Interstate 80 and Highway 1 network, meeting recommendations made by the City's adopted Comprehensive Plan that the City attract additional commercial development adjacent to Interstate 80; and

Whereas, the City also recognizes a need for job creation and retention that is dependent upon the construction of the extension of Moss Ridge Road; and

Whereas, constructing the Moss Ridge Road extension and the intersecting north-south street will facilitate commercial development consistent with the City's plan to grow the tax base and is also consistent with the intent of the RISE program to fund projects which grow the Iowa tax base and facilitate job creation; and

Whereas, the City will be responsible for adequately maintaining any/all roadway improvements that are not within the Iowa Department of Transportation right-of-way; and

Whereas, the City endorses the construction of the proposed Moss Ridge Road extension and intersecting north - south street for dedicated public use, pending approval of a preliminary and final plat for said streets and lots.

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

1. The City of Iowa City hereby officially endorses and directs City staff to submit a RISE grant application to the Iowa Department of Transportation for eligible construction expenses for the extension of Moss Ridge Road and construction of an intersecting north-south street.
2. The City Manager or designee is hereby authorized to execute all necessary agreements and documents for said grant with the Iowa Department of Transportation.

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

January 20, 2026

Resolution approving Building Change grant agreement between the City of Iowa City, Iowa, and Lasansky Corporation (Recipient).

Prepared By: Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By: Alex Bright, Asst. City Attorney
Fiscal Impact: \$8,452 from the Economic Development General Fund budget.
Staff Recommendation: Approval
Commission Recommendations: n/a
Attachments: [Resolution](#)
[Building Change Agreement](#)

Executive Summary:

This agenda item approves a grant agreement with Lasansky Corporation in an amount not to exceed \$8,452 through the Building Change Grant Program. The proposed agreement supports facade improvements at 216 E. Washington Street that are consistent with the program goals and guidelines. Grant funds will be provided on a reimbursement basis upon project completion and submission of required documentation.

Background / Analysis:

The Lasansky Corporation's proposed project will replace and restore the original historic cornice at 216 E. Washington Street. City staff have reviewed the application and found it in accordance with program guidelines, eligibility requirements, and available funding. The proposed grant agreement provides funding in an amount not to exceed \$8,452, or 50% of the total project cost, whichever is less. The agreement includes standard terms and conditions related to local permits and approvals, eligible expenses, reimbursement, and project completion. Grant funds will be disbursed following completion of the approved improvements and submission of required documentation, including before and after photographs. Overall, the project represents a private investment of \$16,905, with City funding intended to complement that investment.

The Building Change Grant Program was established to encourage private investment in key commercial districts that support enhance economic viability, sustainability, tax value, historic preservation, and aesthetics. The competitive grant program offers 50/50 matching grants for facade improvements, accessibility improvements, projects that reactive underutilized commercial space, and energy efficiency upgrades. The program was open to commercial properties located in the Downtown, Northside Marketplace, Riverfront Crossings, and Towncrest. Funding awards will be a mix of Economic Development general fund dollars and available City-University TIF increment, where applicable.

The application period was open from September 2025 to November 2025 and 12 applications that met the eligibility requirements were received. A staff review panel evaluated the applications based on public impact, alignment with program goals and guidelines, and available funding. Of the 12 applications received, six were recommended for funding and City Council approval. Three grant agreements are included on the January 20, 2026 agenda. The remaining three applications are working through a partnership referral with MidAmerican Energy's Small Business Express program and then will be brought to City Council at a later meeting date.

Resolution No. _____

Resolution approving Building Change Grant Agreements by and between the City of Iowa City, Iowa, and Lasansky Corporation (Recipient).

Whereas, the City has established the Building Change Grant Program to encourage investment in private property improvements that support economic vitality, commercial building quality and usability, accessibility, and energy efficiency; and

Whereas, Lasansky Corporation submitted an application for grant funding to support façade improvements at 216 East Washington Street, Iowa City, Iowa 52240; and

Whereas, the proposed project is consistent with the goals and eligibility requirements of the Building Change Grant Program; and

Whereas, City staff reviewed the application in accordance with program guidelines and available funding; and

Whereas, the proposed project will advance a public purpose by supporting rehabilitation and improvement of commercial building stock within the community; and

Whereas, the proposed grant is funded from the Economic Development General Fund.

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

1. The Mayor is authorized and directed to execute the Agreement and the City Clerk is authorized and directed to attest his signature and to affix the seal of the City Clerk and record the same.
2. That the City Manager is hereby authorized to administer the terms of the attached Agreement and approve non-substantive modifications to the executed Agreement consistent with the grant program guidelines.

Passed and approved this _____ day of _____, 2026.

Mayor

Resolution No. _____
Page 2

Approved by:

Attest: _____
City Clerk

City Attorney's Office

City-University Building Change Program
Economic Development Grant Agreement

This Agreement is hereby made by and between Lasansky Corporation (Recipient) and the City of Iowa City, Iowa, a municipal corporation whose address is 410 East Washington Street, Iowa City, Iowa ("City").

Whereas, the City of Iowa City established the Building Change Grant Program to encourage private investment in the façade, quality and usability, energy efficiency, and/or accessibility of commercial building stock located in the Downtown, Northside Marketplace, Riverfront Crossings, and Towncrest areas; and

Whereas, Lasansky Corporation, a commercial user within the Urban Renewal Area, has applied for this assistance to fund building improvements to its facilities located at 216 East Washington Street, Iowa City, Iowa 52240; and

Whereas, staff has reviewed the application in accordance with program guidelines and available funding.

Now, therefore, for the consideration described herein, the parties agree as follows:

1. **Project:** Preservation treatment for the original historic cornice located at 216 East Washington Street. The proposed treatment includes replacing deteriorated fasteners and re-securing the existing cornice materials to the building structure. Once stabilized, flaking paint will be lifted and vacuumed to prevent potential exposure to adjacent areas or the sidewalk. After surface preparation, a fresh protective paint coating will be brush-applied to restore the cornice's original appearance and detailing while ensuring long-term preservation.
2. **Project Completion:** Project shall be completed no later than December 31, 2026. Reimbursement requests must be completed per Paragraph 6.
3. **Legal description:** The East 20 feet of Lot 3 in Block 66 in Iowa City, Iowa, according to the recorded plat thereof.
4. **Approvals and Permits:** Prior to beginning construction, Recipient must complete the following requirements:
 - a. Apply for and obtain approval of construction plans and a valid building permit from the Neighborhood & Development Services Department.
 - b. Coordinate any temporary sidewalk closures required during completion of the project with the Iowa City Public Works Department. Recipient shall contact the Iowa City Public Works Department at least two weeks prior to project commencement to ensure sufficient time to obtain any required permits or approvals.
 - c. Projects must receive all applicable local, state, and federal application approvals and permits in order to receive grant funds.
5. **Economic Development Grant:** In the event Recipient timely completes the Project described above and provides the City with evidence of invoices paid to contractors for Project Construction Costs, defined below, in amounts that are equal to or exceed \$16,905, then the City shall grant Recipient \$8,452 subject to the terms and conditions of this agreement. In no event shall the City's contribution toward this Project exceed 50% of the

total Project Construction Costs or \$8,452, whichever is less. Should the Project Construction Costs be less than the projected \$16,905, the City's contribution will be limited to 50% of the actual Project Construction Costs. Project Construction Costs are defined as the cost for the equipment and installation as detailed in Paragraph 1, Project above.

6. **Payment of Funds:** Within three (3) months of completion of the Project, Recipient must submit valid documentation of expenditures, certifying the total Project Cost and demonstrating proof of the Recipient's 50% match. Economic Development Grant funds are payable per Paragraph 4 upon receipt and approval by the City of this documentation.
7. **Source of Grant Funds Limited:** Funds for this Economic Development Grant shall come from the Economic Development General Fund.
8. **Maintenance and Operation:** Recipient agrees to construct, maintain, and operate the building improvements in excellent condition in a manner consistent with project description described in Paragraph 1 for a period of five (5) years.
9. **Reporting:** Recipient shall provide the before and after photographs of the project, sufficient to clearly demonstrate the completed improvements funded in whole or in part by the grant. Photographs shall be submitted in digital format to the Iowa City Economic Development Coordinator upon project completion and prior to final reimbursement, unless otherwise approved by the City in writing.
10. **Default:** If Recipient does not timely complete the Project in accordance with Paragraph 1 above, the Economic Development Grant funds shall be immediately due and payable 60 days after the City mails written Notice of Default to Recipient at the address listed above. If Recipient does not maintain and operate the Project as required herein for five years from the completion of the Project, the Economic Development Grant funds shall be immediately due and payable 60 days after the City mails written notice to Recipient to cure the default at the address listed above and Recipient's failure to cure said default. The City reserves the right to pursue any other remedy available to it at law or equity to collect the amount then due.
11. **Representations and Warranties:** Recipient represents and warrants:
 - (a) It is a company duly organized and validly existing under the laws of the State of Iowa and registered to do business in the State of Iowa and has all requisite power and authority to develop and construct the Project, to carry on its business as now conducted and as presently proposed to be conducted, to encumber the land described herein, and to enter into and perform its obligations under this Agreement;
 - (b) This Agreement has been duly and validly authorized, executed and delivered by Recipient and, assuming due authorization, execution and delivery by the City, is in full force and effect and is a valid and legally binding instrument of Recipient enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally;
 - (c) Neither Recipient nor any person or entity with an ownership interest of more than 25% of Recipient have been adjudicated guilty or liable in any judicial or administrative proceeding of committing a repeated or willful violation of the Iowa Wage Payment Collection law, the Iowa Minimum Wage Act, the Federal Fair Labor Standards Act or any comparable state statute or local ordinance, which governs the payment of wages in the last 5 years.

11. Contractor Labor Law Compliance: Recipient acknowledges that the City of Iowa City will not contract with nor provide any economic development incentives to any person or entity who has participated in wage theft by violation of the Iowa Wage Payment Collection law, the Iowa Minimum Wage Act, the Federal Fair Labor Standards Act (FLSA) or any comparable state statute or local ordinance, which governs the payment of wages. Misclassification of employees as independent contractors is a violation of the FLSA and is included in the definition of wage theft. Recipient agrees that it will require, in any construction contract for the Project the following written provisions, proof of which must be provided to City prior to the start of construction:

a) Agreement by the General Contractor to comply with all state, federal and local laws and regulations, including, but not limited to the requirements of Iowa Code Chapter 91C (Contractor Registration with the Iowa Division of Labor), Iowa Code Chapter 91A (Iowa Wage Payment Collection Law), Iowa Code Chapter 91D (Minimum Wage), the Federal Fair Labor Standards Act, and the Internal Revenue Code;

b) Agreement by the General Contractor to provide to the Recipient and the City no later than the filing of an application for issuance of a building permit, the names and addresses of each subcontractor and the dollar value of the work the subcontractor is expected to perform;

c) Demonstration by the General Contractor that it has the capacity to meet all performance, and labor and material payment, bonding requirements relative to the Project.

d) Providing to the City a certificate by the General Contractor's insurer that it has in force all insurance coverage required with respect to construction of the Project, including \$1,000,000 Commercial General Liability Insurance and Worker's Compensation Insurance as required by Chapter 85, Code of Iowa.

e) Demonstration by the General Contractor that it has required all subcontractors to agree, in writing, that the subcontractor will comply with all state, federal and local laws and administrative rules and regulations, including, but not limited to the requirements of Iowa Code Chapter 91C (Contractor Registration with the Iowa Division of Labor), Iowa Code Chapter 91A (Iowa Wage Payment Collection Law), Iowa Code Chapter 91D (Minimum Wage), the Federal Fair Labor Standards Act, and the Internal Revenue Code.

11. Indemnification: Recipient releases the City and the governing body members, officers, agents, servants and employees thereof (hereinafter, "Indemnified Parties") from, covenant and agree that the Indemnified Parties shall not be liable for, and agree to indemnify, defend and hold harmless the Indemnified Parties against, any loss or damage to property or any injury to or death of any person occurring at or about, or resulting from any defect in, the Project or Recipient's property described in above.

12. Covenant: This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The undersigned represents and warrants that he has the authority to bind Recipient and the property described herein to the terms of this Agreement.

Agreed to on this ____ day of _____, 2026.

Recipient:



Diego Lasansky, Lasansky Corporation

City:

Bruce Teague, Mayor

Attest: _____

Kellie Grace, City Clerk

Approved by: _____

City Attorney Office

CITY ACKNOWLEDGMENT

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bruce Teague, as Mayor, and Kellie Grace, as City Clerk, of the City of Iowa City, Iowa.

Notary Public in and for the State of Iowa

My commission expires:

RECIPIENT ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2026, by
_____ (name), as _____ (title) of .

Notary Public in and for the State of _____
My commission expires:



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution approving Building Change grant agreement by and between the City of Iowa City, Iowa, and James Theater (Recipient).

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Alexandra Bright, Asst. City Attorney
Fiscal Impact:	Not to exceed \$4,000 from the Economic Development General Fund budget.
Staff Recommendation:	Approval
Commission Recommendations:	n/a
Attachments:	James Theater Resolution Grant Agreement - James Theater

Executive Summary:

This agenda item approves a grant agreement with James Theater in an amount not to exceed \$4,000 through the Building Change Grant Program. The proposed agreement supports accessibility improvements at 213 N. Gilbert Street that are consistent with the program goals and guidelines. Grant funds will be provided on a reimbursement basis upon project completion and submission of required documentation.

Background / Analysis:

The James Theater's proposed project will install an ADA compliant entrance ramp 213 N. Gilbert Street (the James Theater venue). City staff have reviewed the application and found it in accordance with program guidelines, eligibility requirements, and available funding. The proposed grant agreement provides funding in an amount not to exceed \$4,000, or 50% of the total project cost, whichever is less. The agreement includes standard terms and conditions related to local permits and approvals, eligible expenses, reimbursement, and project completion. Grant funds will be disbursed following completion of the approved improvements and submission of required documentation, including before and after photographs. Overall, the project represents a private investment of \$15,026, with City funding intended to complement that investment.

The Building Change Grant Program was established to encourage private investment in key commercial districts that support enhance economic viability, sustainability, tax value, historic preservation, and aesthetics. The competitive grant program offers 50/50 matching grants for facade improvements, accessibility improvements, projects that reactive underutilized commercial space, and energy efficiency upgrades. The program was open to commercial properties located in the Downtown, Northside Marketplace, Riverfront Crossings, and Towncrest. Funding awards will be a mix of Economic Development general fund dollars and available City-University TIF increment, where applicable.

The application period was open from September 2025 to November 2025 and 12 applications that met the eligibility requirements were received. A staff review panel evaluated the applications based on public impact, alignment with program goals and guidelines, and available funding. Of the 12 applications received, six were recommended for funding and City Council approval. Three grant agreements are included on the January 20, 2026 agenda. The remaining three applications are working through a partnership referral with MidAmerican Energy's Small Business Express program and then will be brought to City Council at a later meeting date.

Resolution No. _____

Resolution approving Building Change Grant Agreements by and between the City of Iowa City, Iowa, and James Theater (Recipient).

Whereas, the City has established the Building Change Grant Program to encourage investment in private property improvements that support economic vitality, commercial building quality and usability, accessibility, and energy efficiency; and

Whereas, James Theater submitted an application for grant funding to support accessibility improvements at 213 North Gilbert Street, Iowa City, Iowa 52240; and

Whereas, the proposed project is consistent with the goals and eligibility requirements of the Building Change Grant Program; and

Whereas, City staff reviewed the application in accordance with program guidelines and available funding; and

Whereas, the proposed project will advance a public purpose by supporting the public accessibility and improvement of commercial building stock within the community; and

Whereas, the proposed grant is funded from the Economic Development General Fund.

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

1. The Mayor is authorized and directed to execute the Agreement and the City Clerk is authorized and directed to attest his signature and to affix the seal of the City Clerk and record the same.
2. That the City Manager is hereby authorized to administer the terms of the attached Agreement and approve non-substantive modifications to the executed Agreement consistent with the grant program guidelines.

Passed and approved this _____ day of _____, 2026.

Mayor

Resolution No. _____
Page 2

Approved by:

Attest: _____
City Clerk

City Attorney's Office

City-University Building Change Program
Economic Development Grant Agreement

This Agreement is hereby made by and between James Theater (Recipient) and the City of Iowa City, Iowa, a municipal corporation whose address is 410 East Washington Street, Iowa City, Iowa ("City").

Whereas, the City of Iowa City established the Building Change Grant Program to encourage private investment in the façade, quality and usability, energy efficiency, and/or accessibility of commercial building stock located in the Downtown, Northside Marketplace, Riverfront Crossings, and Towncrest areas; and

Whereas, James Theater, a commercial user within the Urban Renewal Area, has applied for this assistance to fund building improvements to its facilities located at 213 North Gilbert Street, Iowa City, Iowa 52240; and

Whereas, staff has reviewed the application in accordance with program guidelines and available funding.

Now, therefore, for the consideration described herein, the parties agree as follows:

1. **Project:** Replacement of existing non-compliant ADA ramp at the front entrance with a new ADA compliant ramp.
2. **Project Completion:** Project shall be completed no later than June 30, 2026. Reimbursement requests must be completed per Paragraph 6.
3. **Legal description:** The East 40.3 feet of Lot 8, Block 58, original town of Iowa City, Johnson County, Iowa, subject to easements and restrictions of record.
4. **Approvals and Permits:** Prior to beginning construction, Recipient must complete the following requirements:
 - a. Apply for and obtain approval of construction plans and a valid building permit from the Neighborhood & Development Services Department.
 - b. Coordinate any temporary sidewalk closures required during completion of the project with the Iowa City Public Works Department. Recipient shall contact the Iowa City Public Works Department at least two weeks prior to project commencement to ensure sufficient time to obtain any required permits or approvals.
 - c. Projects must receive all applicable local, state, and federal application approvals and permits in order to receive grant funds.
5. **Economic Development Grant:** In the event Recipient timely completes the Project described above and provides the City with evidence of invoices paid to contractors for Project Construction Costs, defined below, in amounts that are equal to or exceed \$15,026, then the City shall grant Recipient \$4,000 subject to the terms and conditions of this agreement. In no event shall the City's contribution toward this Project exceed 50% of the total Project Construction Costs or \$4,000, whichever is less. Should the Project Construction Costs be less than the projected \$15,026, the City's contribution will be limited to 50% of the actual Project Construction Costs. Project Construction Costs are defined as the cost for the equipment and installation as detailed in Paragraph 1, Project above.

6. **Payment of Funds:** Within three (3) months of completion of the Project, Recipient must submit valid documentation of expenditures to the Iowa City Economic Development Coordinator, certifying the total Project Cost and demonstrating proof of the Recipient's 50% match. Economic Development Grant funds are payable per Paragraph 4 upon receipt and approval by the City of this documentation.
7. **Source of Grant Funds Limited:** Funds for this Economic Development Grant shall come from the Economic Development General Fund.
8. **Maintenance and Operation:** Recipient agrees to construct, maintain, and operate the building improvements in excellent condition in a manner consistent with project description described in Paragraph 1 for a period of five (5) years.
9. **Reporting:** Recipient shall provide the before and after photographs of the project, sufficient to clearly demonstrate the completed improvements funded in whole or in part by the grant. Photographs shall be submitted in digital format to the Iowa City Economic Development Coordinator upon project completion and prior to final reimbursement, unless otherwise approved by the City in writing.
10. **Default:** If Recipient does not timely complete the Project in accordance with Paragraph 1 above, the Economic Development Grant funds shall be immediately due and payable 60 days after the City mails written Notice of Default to Recipient at the address listed above. If Recipient does not maintain and operate the Project as required herein for five years from the completion of the Project, the Economic Development Grant funds shall be immediately due and payable 60 days after the City mails written notice to Recipient to cure the default at the address listed above and Recipient's failure to cure said default. The City reserves the right to pursue any other remedy available to it at law or equity to collect the amount then due.
11. **Representations and Warranties:** Recipient represents and warrants:
 - (a) It is a company duly organized and validly existing under the laws of the State of Iowa and registered to do business in the State of Iowa and has all requisite power and authority to develop and construct the Project, to carry on its business as now conducted and as presently proposed to be conducted, to encumber the land described herein, and to enter into and perform its obligations under this Agreement;
 - (b) This Agreement has been duly and validly authorized, executed and delivered by Recipient and, assuming due authorization, execution and delivery by the City, is in full force and effect and is a valid and legally binding instrument of Recipient enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally;
 - (c) Neither Recipient nor any person or entity with an ownership interest of more than 25% of Recipient have been adjudicated guilty or liable in any judicial or administrative proceeding of committing a repeated or willful violation of the Iowa Wage Payment Collection law, the Iowa Minimum Wage Act, the Federal Fair Labor Standards Act or any comparable state statute or local ordinance, which governs the payment of wages in the last 5 years.
11. **Contractor Labor Law Compliance:** Recipient acknowledges that the City of Iowa City will not contract with nor provide any economic development incentives to any person or entity who has participated in wage theft by violation of the Iowa Wage Payment Collection law, the Iowa Minimum Wage Act, the Federal Fair Labor Standards Act (FLSA) or any comparable state

statute or local ordinance, which governs the payment of wages. Misclassification of employees as independent contractors is a violation of the FLSA and is included in the definition of wage theft. Recipient agrees that it will require, in any construction contract for the Project the following written provisions, proof of which must be provided to City prior to the start of construction:

a) Agreement by the General Contractor to comply with all state, federal and local laws and regulations, including, but not limited to the requirements of Iowa Code Chapter 91C (Contractor Registration with the Iowa Division of Labor), Iowa Code Chapter 91A (Iowa Wage Payment Collection Law), Iowa Code Chapter 91D (Minimum Wage), the Federal Fair Labor Standards Act, and the Internal Revenue Code;

b) Agreement by the General Contractor to provide to the Recipient and the City no later than the filing of an application for issuance of a building permit, the names and addresses of each subcontractor and the dollar value of the work the subcontractor is expected to perform;

c) Demonstration by the General Contractor that it has the capacity to meet all performance, and labor and material payment, bonding requirements relative to the Project.

d) Providing to the City a certificate by the General Contractor's insurer that it has in force all insurance coverage required with respect to construction of the Project, including \$1,000,000 Commercial General Liability Insurance and Worker's Compensation Insurance as required by Chapter 85, Code of Iowa.

e) Demonstration by the General Contractor that it has required all subcontractors to agree, in writing, that the subcontractor will comply with all state, federal and local laws and administrative rules and regulations, including, but not limited to the requirements of Iowa Code Chapter 91C (Contractor Registration with the Iowa Division of Labor), Iowa Code Chapter 91A (Iowa Wage Payment Collection Law), Iowa Code Chapter 91D (Minimum Wage), the Federal Fair Labor Standards Act, and the Internal Revenue Code.

11. Indemnification: Recipient releases the City and the governing body members, officers, agents, servants and employees thereof (hereinafter, "Indemnified Parties") from, covenant and agree that the Indemnified Parties shall not be liable for, and agree to indemnify, defend and hold harmless the Indemnified Parties against, any loss or damage to property or any injury to or death of any person occurring at or about, or resulting from any defect in, the Project or Recipient's property described in above.

12. Covenant: This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The undersigned represents and warrants that he has the authority to bind Recipient and the property described herein to the terms of this Agreement.

Agreed to on this 14 day of Jan, 2026.

Recipient:



Mark Nolte

City:

Bruce Teague, Mayor

Attest: _____

Kellie Grace, City Clerk

Approved by: _____

City Attorney Office

CITY ACKNOWLEDGMENT

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bruce Teague, as Mayor, and Kellie Grace, as City Clerk, of the City of Iowa City, Iowa.

Notary Public in and for the State of Iowa

My commission expires:

RECIPIENT ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2026, by
_____ (name), as _____ (title) of .

Notary Public in and for the State of _____

My commission expires:



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution approving Building Change grant agreement by and between the City of Iowa City, Iowa, and MERCI, LLC (Recipient).

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Alex Bright, Asst. City Attorney
Fiscal Impact:	Not to exceed \$55,000 from the Economic Development General Fund budget.
Staff Recommendation:	Approval
Commission Recommendations:	n/a
Attachments:	MERCİ LLC_Resolution.docx Grant Agreement - MERCİ LLC.pdf

Executive Summary:

This agenda item approves a grant agreement with MERCI, LLC in an amount not to exceed \$55,000 through the Building Change Grant Program. The proposed agreement supports facade, commercial utilization, energy efficiency, and accessibility improvements at 215 N. Linn Street that are consistent with the program goals and guidelines. Grant funds will be provided on a reimbursement basis upon project completion and submission of required documentation.

Background / Analysis:

The proposed project at 215 N. Linn Street will replace the historical cornice and windows (subject to historic approvals, install an interior ADA ramp and ADA restroom, and install attic insulation to improve energy efficiency of the building. The improvements represent a subset of improvements within a larger renovation project that were desired but not possible without additional funding. City staff have reviewed the application and found it in accordance with program guidelines, eligibility requirements, and available funding. The proposed grant agreement provides funding in an amount not to exceed \$55,000, or 50% of the total project cost, whichever is less. The agreement includes standard terms and conditions related to local permits and approvals (including historic approvals), eligible expenses, reimbursement, and project completion. Grant funds will be disbursed following completion of the approved improvements and submission of required documentation, including before and after photographs. Overall, the project represents a private investment of \$114,790, with City funding intended to complement that investment.

The Building Change Grant Program was established to encourage private investment in key commercial districts that support enhance economic viability, sustainability, tax value, historic preservation, and aesthetics. The competitive grant program offers 50/50 matching grants for facade improvements, accessibility improvements, projects that reactive underutilized

commercial space, and energy efficiency upgrades. The program was open to commercial properties located in the Downtown, Northside Marketplace, Riverfront Crossings, and Towncrest. Funding awards will be a mix of Economic Development general fund dollars and available City-University TIF increment, where applicable.

The application period was open from September 2025 to November 2025 and 12 applications that met the eligibility requirements were received. A staff review panel evaluated the applications based on public impact, alignment with program goals and guidelines, and available funding. Of the 12 applications received, six were recommended for funding and City Council approval. Three grant agreements are included on the January 20, 2026 agenda. The remaining three applications are working through a partnership referral with MidAmerican Energy's Small Business Express program and then will be brought to City Council at a later meeting date.

Resolution No. _____

Resolution approving Building Change Grant Agreements by and between the City of Iowa City, Iowa, and MERCI, LLC (Recipient).

Whereas, the City has established the Building Change Grant Program to encourage investment in private property improvements that support economic vitality, commercial building quality and usability, accessibility, and energy efficiency; and

Whereas, MERCI, LLC submitted an application for grant funding to support façade, accessibility, and energy efficiency improvements at 215 North Linn Street, Iowa City, Iowa 52240; and

Whereas, the proposed project is consistent with the goals and eligibility requirements of the Building Change Grant Program; and

Whereas, City staff reviewed the application in accordance with program guidelines and available funding; and

Whereas, the proposed project will advance a public purpose by supporting the public accessibility, sustainability, and improvement of commercial building stock within the community; and

Whereas, the proposed grant is funded from the Economic Development General Fund.

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

1. The Mayor is authorized and directed to execute the Agreement and the City Clerk is authorized and directed to attest his signature and to affix the seal of the City Clerk and record the same.
2. That the City Manager is hereby authorized to administer the terms of the attached Agreement and approve non-substantive modifications to the executed Agreement consistent with the grant program guidelines.

Passed and approved this _____ day of _____, 2026.

Mayor

Resolution No. _____
Page 2

Approved by:

Attest: _____
City Clerk

City Attorney's Office

City-University Building Change Program
Economic Development Grant Agreement

This Agreement is hereby made by and between MERCI, LLC (Recipient) and the City of Iowa City, Iowa, a municipal corporation whose address is 410 East Washington Street, Iowa City, Iowa ("City").

Whereas, the City of Iowa City established the Building Change Grant Program to encourage private investment in the façade, quality and usability, energy efficiency, and/or accessibility of commercial building stock located in the Downtown, Northside Marketplace, Riverfront Crossings, and Towncrest areas; and

Whereas, MERCI, LLC, a commercial user within the area, has applied for this assistance to fund building improvements to its facilities located at 215 North Linn Street, Iowa City, Iowa 52240; and

Whereas, staff has reviewed the application in accordance with program guidelines and available funding.

Now, therefore, for the consideration described herein, the parties agree as follows:

1. **Project:** Replacement of cornices on the building's front-facing façade and replacement of northside windows; construction of ADA compliant ramp and ADA restroom; and installation of attic insulation.
2. **Project Completion:** Project shall be completed no later than December 31, 2026. Reimbursement requests must be completed per Paragraph 6.
3. **Legal description:** Commencing at the northeast corner of Lot 8, Block 68, Original Town of Iowa City, Iowa, according to the recorded plat thereof, thence west 70 feet, thence south 21.6 feet, thence east 70 feet, thence north 21.6 feet to the place of beginning.
4. **Approvals and Permits:** Prior to beginning construction, Recipient must complete the following requirements:
 - a. Obtain design approvals and Temporary Use of Right of Way Agreement through the Iowa City Public Works Department for front stoop and stairs that exit onto North Linn Street.
 - b. Apply for and obtain approval of construction plans and a valid building permit from the Neighborhood & Development Services Department.
 - c. Coordinate any temporary sidewalk closures required during completion of the project with the Iowa City Public Works Department. Recipient shall contact the Iowa City Public Works Department at least two weeks prior to project commencement to ensure sufficient time to obtain any required permits or approvals.
 - d. Projects must receive all applicable local, state, and federal application approvals and permits in order to receive grant funds.
5. **Economic Development Grant:** In the event Recipient timely completes the Project described above and provides the City with evidence of invoices paid to contractors for Project Construction Costs, defined below, in amounts that are equal to or exceed \$114,790, then the City shall grant Recipient \$55,000 subject to the terms and conditions of this agreement. In no event shall the City's contribution toward this Project exceed 50% of the total Project

Construction Costs or \$55,000, whichever is less. Should the Project Construction Costs be less than the projected \$114,790, the City's contribution will be limited to 50% of the actual Project Construction Costs. Project Construction Costs are defined as the cost for the equipment and installation as detailed in Paragraph 1, Project above.

6. **Payment of Funds:** Within three (3) months of completion of the Project, Recipient must submit valid documentation of expenditures to the Iowa City Economic Development Coordinator, certifying the total Project Cost and demonstrating proof of the Recipient's 50% match. Economic Development Grant funds are payable per Paragraph 4 upon receipt and approval by the City of this documentation.
7. **Source of Grant Funds Limited:** Funds for this Economic Development Grant shall come from the Economic Development General Fund.
8. **Maintenance and Operation:** Recipient agrees to construct, maintain, and operate the building improvements in excellent condition in a manner consistent with project description described in Paragraph 1 for a period of five (5) years.
9. **Reporting:** Recipient shall provide the before and after photographs of the project, sufficient to clearly demonstrate the completed improvements funded in whole or in part by the grant. Photographs shall be submitted in digital format to the Iowa City Economic Development Coordinator upon project completion and prior to final reimbursement, unless otherwise approved by the City in writing.
10. **Default:** If Recipient does not timely complete the Project in accordance with Paragraph 1 above, the Economic Development Grant funds shall be immediately due and payable 60 days after the City mails written Notice of Default to Recipient at the address listed above. If Recipient does not maintain and operate the Project as required herein for five years from the completion of the Project, the Economic Development Grant funds shall be immediately due and payable 60 days after the City mails written notice to Recipient to cure the default at the address listed above and Recipient's failure to cure said default. The City reserves the right to pursue any other remedy available to it at law or equity to collect the amount then due.
11. **Representations and Warranties:** Recipient represents and warrants:
 - (a) It is a company duly organized and validly existing under the laws of the State of Iowa and registered to do business in the State of Iowa and has all requisite power and authority to develop and construct the Project, to carry on its business as now conducted and as presently proposed to be conducted, to encumber the land described herein, and to enter into and perform its obligations under this Agreement;
 - (b) This Agreement has been duly and validly authorized, executed and delivered by Recipient and, assuming due authorization, execution and delivery by the City, is in full force and effect and is a valid and legally binding instrument of Recipient enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally;
 - (c) Neither Recipient nor any person or entity with an ownership interest of more than 25% of Recipient have been adjudicated guilty or liable in any judicial or administrative proceeding of committing a repeated or willful violation of the Iowa Wage Payment Collection law, the Iowa Minimum Wage Act, the Federal Fair Labor Standards Act or any comparable state statute or local ordinance, which governs the payment of wages in the last 5 years.

12. **Contractor Labor Law Compliance:** Recipient acknowledges that the City of Iowa City will not contract with nor provide any economic development incentives to any person or entity who has participated in wage theft by violation of the Iowa Wage Payment Collection law, the Iowa Minimum Wage Act, the Federal Fair Labor Standards Act (FLSA) or any comparable state statute or local ordinance, which governs the payment of wages. Misclassification of employees as independent contractors is a violation of the FLSA and is included in the definition of wage theft. Recipient agrees that it will require, in any construction contract for the Project the following written provisions, proof of which must be provided to City prior to the start of construction:

a) Agreement by the General Contractor to comply with all state, federal and local laws and regulations, including, but not limited to the requirements of Iowa Code Chapter 91C (Contractor Registration with the Iowa Division of Labor), Iowa Code Chapter 91A (Iowa Wage Payment Collection Law), Iowa Code Chapter 91D (Minimum Wage), the Federal Fair Labor Standards Act, and the Internal Revenue Code;

b) Agreement by the General Contractor to provide to the Recipient and the City no later than the filing of an application for issuance of a building permit, the names and addresses of each subcontractor and the dollar value of the work the subcontractor is expected to perform;

c) Demonstration by the General Contractor that it has the capacity to meet all performance, and labor and material payment, bonding requirements relative to the Project.

d) Providing to the City a certificate by the General Contractor's insurer that it has in force all insurance coverage required with respect to construction of the Project, including \$1,000,000 Commercial General Liability Insurance and Worker's Compensation Insurance as required by Chapter 85, Code of Iowa.

e) Demonstration by the General Contractor that it has required all subcontractors to agree, in writing, that the subcontractor will comply with all state, federal and local laws and administrative rules and regulations, including, but not limited to the requirements of Iowa Code Chapter 91C (Contractor Registration with the Iowa Division of Labor), Iowa Code Chapter 91A (Iowa Wage Payment Collection Law), Iowa Code Chapter 91D (Minimum Wage), the Federal Fair Labor Standards Act, and the Internal Revenue Code.

13. **Indemnification:** Recipient releases the City and the governing body members, officers, agents, servants and employees thereof (hereinafter, "Indemnified Parties") from, covenant and agree that the Indemnified Parties shall not be liable for, and agree to indemnify, defend and hold harmless the Indemnified Parties against, any loss or damage to property or any injury to or death of any person occurring at or about, or resulting from any defect in, the Project or Recipient's property described in above.

14. **Covenant:** This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The undersigned represents and warrants that he has the authority to bind Recipient and the property described herein to the terms of this Agreement.

Agreed to on this 14th day of January, 2026.

Recipient:

A. SS

City:

Adelaide Subtil

Bruce Teague, Mayor

Attest: _____

Kellie Grace, City Clerk

Approved by: _____

City Attorney Office

CITY ACKNOWLEDGMENT

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bruce Teague, as Mayor, and Kellie Grace, as City Clerk, of the City of Iowa City, Iowa.

Notary Public in and for the State of Iowa

My commission expires:

RECIPIENT ACKNOWLEDGEMENT

STATE OF _____)
)SS
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2026, by
_____ (name), as _____ (title) of .

Notary Public in and for the State of _____
My commission expires:



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution accepting the work for the 2025 Equalization Basin Joint Sealing Project.

Prepared By: Tim Schmadeke - Civil Engineer
Reviewed By: Jason Havel - City Engineer
Ron Knoche - Public Works Director
Geoff Fruin - City Manager
Eric Goers - City Attorney
Fiscal Impact: None
Staff Recommendation: Approval
Attachments: [Engineer's Report](#)
[Resolution](#)

Executive Summary:

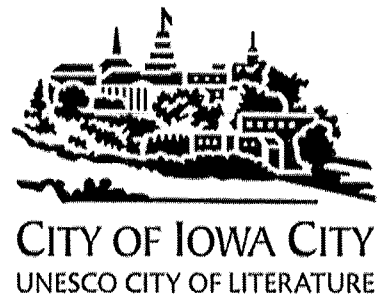
Work on the project was recently completed by Minturn, Inc. of Brooklyn, Iowa, in substantial accordance with the plans and specifications. The Engineer's Report and Performance, Payment and Maintenance Bond are on file with the City Engineer.

Project Estimated Cost:	\$76,290.00
Project Bid Received:	\$89,724.00
Project Actual Cost:	\$167,781.20

The Project included an increase in the crack sealing areas due to the actual conditions encountered in the field.

Background / Analysis:

The equalization basin at the wastewater treatment plant was constructed in 2015 and required crack sealing as part of the ongoing maintenance of the basin.



ENGINEER'S REPORT

January 9, 2026

City Clerk
Iowa City, Iowa

Re: 2025 Equalization Basin Joint Sealing Project

Dear City Clerk:

I hereby certify that the construction of the 2025 Equalization Basin Joint Sealing Project has been completed by Minturn, Inc. of Brooklyn, Iowa in substantial accordance with the plans and specifications prepared by the City of Iowa City.

The project was bid as a unit price contract and the final contract price is \$167,781.20.

There were no change or extra work orders for the project.

I recommend that the above-referenced improvements be accepted by the City of Iowa City.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Havel", written over a horizontal line.

Jason Havel, P.E.
City Engineer

Resolution No. _____

Resolution accepting the work for the 2025 Equalization Basin Joint Sealing Project

Whereas, the Engineering Division has recommended that the work for construction of the 2025 Equalization Basin Joint Sealing Project, as included in a contract between the City of Iowa City and Minturn, Inc. of Brooklyn, Iowa, dated October 6th, 2025, be accepted; and

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

Whereas, funds for this project are available in the Equalization Basin Resurfacing account #V3182; and

Whereas, the final contract price is \$167,781.20.

Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa, that said improvements are hereby accepted by the City of Iowa City, Iowa.

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

January 20, 2026

Resolution adopting the Statewide Urban Design and Specifications (SUDAS) Standard Specifications (2026 Edition), as revised by the SUDAS General Supplemental Specifications, and the revised City of Iowa City Supplemental Specifications (January 2026).

Prepared By:	Joe Welter - Senior Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager Alexandra Bright - Asst. City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

This agenda item is an annual update of the specifications used for all public improvement projects and construction within the City of Iowa City Right-of-Way necessary and appropriate to respond to innovations and changes in construction technologies, methods, and materials. This update adopts the most recent Statewide Urban Design and Specifications (SUDAS) specifications manual along with the City's revisions for work locally within Iowa City.

Background / Analysis:

Council has adopted annual updates to the City's use of the SUDAS specifications manuals since it originally adopted the SUDAS specifications in 2018. SUDAS recently released the 2026 Edition of the Standard Specifications. The City of Iowa City Supplemental Specifications have been revised to reflect the 2026 Edition. The revised City of Iowa City Supplemental Specifications have been placed on file with the City Engineer's Office and will be made available for use in the construction of public improvements and construction within the public right-of-way within the City of Iowa City. The SUDAS specifications are available at iowasudas.org.

Throughout the year, SUDAS General Supplemental Specifications may be approved by the SUDAS Board of Directors to address issues that arise. These General Supplemental Specifications will be reviewed and may be incorporated into City projects following SUDAS approval. Annually, SUDAS General Supplemental Specifications approved throughout the year are incorporated into the SUDAS Standard Specifications the following year. Staff typically evaluates the SUDAS General Supplemental Specifications and the new editions of the SUDAS Standard Specifications at least annually to determine if revisions are needed to the City of Iowa City Supplemental Specifications.

Resolution No. _____

Resolution adopting the Statewide Urban Design and Specifications (SUDAS) Standard Specifications (2026 Edition), as revised by the SUDAS General Supplemental Specifications and the revised City of Iowa City Supplemental Specifications (January 2026).

Whereas, the City originally adopted the SUDAS Standard Specifications (2018 Edition), General Supplemental Specifications, and City of Iowa City Supplemental Specifications in Resolution 18-139 (May 15, 2018) for use in all public improvement projects and construction within the right-of-way; and

Whereas, the SUDAS Board of Directors periodically approves general supplemental specifications, in response to innovations and changes in construction technologies, methods, and materials, which are then annually incorporated into its Standard Specifications; and

Whereas, the City Staff similarly conducts an annual review of the Iowa City Supplemental Specifications in response to the revised SUDAS Standard Specifications; and

Whereas, upon recommendation by Staff, City Council has annually adopted updates by resolution to its public improvement specifications, most recently with the approval of in Resolution 25-41 approved on February 18, 2025; and

Whereas, the SUDAS Board of Directors recently released an updated 2026 Edition of the Standard Specifications; and

Whereas, Staff has reviewed said 2026 Edition, and recommends that Council approve the same, along with revised City of Iowa City Supplemental Specifications; and

Whereas, it is in the best interests of the City to adopt said construction specifications.

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

1. The SUDAS Standard Specifications (2026 Edition), as may be periodically revised by the SUDAS Board of Directors through the approval of General Supplemental Specifications, and the City of Iowa City Supplemental Specifications (January 2026) are hereby approved and shall be used for construction of all public improvements within the public right-of-way.
2. The City of Iowa City Supplemental Specifications shall be kept on file in the City Engineer's Office. The SUDAS Standard Specifications and any approved General Supplemental Specifications shall be available at iowasudas.org.
3. Resolution 25-41 is hereby rescinded.

Passed and approved this _____ day of _____, 20____

Mayor

Resolution No. _____
Page 2

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

January 20, 2026

Resolution adopting the Statewide Urban Design and Specifications (SUDAS) Design Manual (2026 Edition), as revised by the SUDAS General Supplemental Design Standards and the revised City of Iowa City Design Supplement (January 2026).

Prepared By:	Joe Welter - Senior Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Geoff Fruin - City Manager Alexandra Bright - Asst. City Attorney
Fiscal Impact:	None
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

This agenda item is an annual update of the design standards used for all public improvement projects and construction within the City of Iowa City Right-of-Way necessary and appropriate to respond to innovations and changes in construction technologies, methods, and materials. This update adopts the most recent Statewide Urban Design and Specifications (SUDAS) Design Manual along with the City's revisions for work locally within Iowa City.

Background / Analysis:

Council has adopted annual updates to the City's use of the SUDAS specifications manuals since it originally adopted the SUDAS specifications in 2018. Last year, City Council adopted new design standards, which included the SUDAS Design Manual, General Supplemental Design Standards, and Design Supplement in Ordinance 25-4971 (November 18, 2025).

These new design standards align with the specifications used since 2018. This is the first annual update of these new design standards. SUDAS recently released the 2026 Edition of the Design Manual and the City of Iowa City Design Supplement has been revised to reflect this 2026 Edition. The revised City of Iowa City Design Supplement has been placed on file with the City Engineer's Office and will be made available for use in public improvement projects and construction within the public right-of-way in the City of Iowa City. The SUDAS design standards are available at iowasudas.org.

Throughout the year, SUDAS General Supplemental Design Standards may be approved by the SUDAS Board of Directors to address issues that arise. These General Supplemental Design Standards will be reviewed and may be incorporated into City projects following SUDAS Board approval. Annually, SUDAS General Supplemental Design Standards approved throughout the year are incorporated into the following year's edition of the SUDAS

Design Manual. Staff typically evaluates the SUDAS General Supplemental Design Standards and the new editions of the SUDAS Design Manual at least annually to determine if revisions are needed to the City of Iowa City Design Supplement.

Resolution No. _____

Resolution adopting the Statewide Urban Design and Specifications (SUDAS) Design Manual (2026 Edition), as revised by the SUDAS General Supplemental Design Standards and the revised City of Iowa City Design Supplement (January 2026).

Whereas, the City originally adopted the SUDAS Design Manual, General Supplemental Design Standards, and City of Iowa City Design Supplement in Ordinance 25-4971 (November 18, 2025) as the City's design standards for use in all public improvement projects and construction within the right-of-way; and

Whereas, the SUDAS Board of Directors periodically approves general supplemental design standards, in response to innovations and changes in construction technologies, methods, and materials, which are then annually incorporated into its Design Manual; and

Whereas, the City Staff similarly conducts an annual review of the Iowa City Design Supplement in response to the revised SUDAS Design Manual; and

Whereas, the SUDAS Board of Directors recently released an updated 2026 Edition of the Design Manual; and

Whereas, Staff has reviewed said 2026 Edition, and recommends that Council approve the same, along with revised City of Iowa City Supplemental Specifications; and

Whereas, it is in the best interests of the City to adopt said design standards.

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

1. The SUDAS Design Manual (2026 Edition), as may be periodically revised by the SUDAS Board of Directors through the approval of General Supplemental Design Standards, and the City of Iowa City Design Supplement (January 2026) are hereby approved and shall be used as the City's design standards for use in all public improvement projects and construction within the right-of-way.
2. The City of Iowa City Design Supplement shall be kept on file in the City Engineer's Office. The SUDAS Design Manual and any approved General Supplemental Design Standards shall be available at iowasudas.org.

Passed and approved this _____ day of _____, 20____

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

Resolution No. _____
Page 2

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

January 20, 2026

Resolution setting a public hearing on February 3rd, 2026, on project manual and estimate of cost for the construction of the City Park Shelter Replacement 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:	Ben Clark - Senior Engineer
Reviewed By:	Jason Havel - City Engineer Ron Knoche - Public Works Director Juli Seydell Johnson - Parks and Recreation Director Geoff Fruin - City Manager Alexandra Bright - Asst. City Attorney
Fiscal Impact:	\$1,300,000 available in the City Park Shelters & Restroom Replacement account #R4358.
Staff Recommendation:	Approval
Commission Recommendations:	Approval
Attachments:	Resolution

Executive Summary:

This agenda item begins the bidding process for the City Park Shelter Replacement Project. This project generally includes replacing shelters and updating restrooms in City Park.

Background / Analysis:

The shelters and restrooms in City Park are reaching the end of their serviceable life. This project will follow the recommendations of the 2016 Lower City Park Master Plan and 2017 Park Master Plan while repositioning and resizing the shelters to meet current and future use patterns.

The project includes the removal of seven existing shelters, in addition to one shelter that has already been removed by staff, followed by the installation of four new small shelters and two large shelters. The scope also includes the renovation of one existing restroom. Bidding alternates proposed for consideration include the addition of one more large shelter, two additional small shelters, upgrading all small shelters to large shelters, construction of one new single-user restroom, and the installation of new site furnishings.

The new and renovated facilities will include accessible paths and will be in locations further from the river as outlined in the Lower City Park Master Plan and in locations of Upper City Park that account for the tree canopy and new pool layout. A public meeting was held in the park on August 13, 2025 followed by the availability of an on-line survey for 10 days. The Parks & Recreation Commission reviewed and recommended the project at their August 13,

2025 meeting.

Resolution No. _____

Resolution setting a public hearing on February 3, 2026, on project manual and estimate of cost for the construction of the City Park Shelter Replacement 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 City Park Shelters & Restroom Replacement account #R4358.

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 3rd day of February 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 _____, 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

January 20, 2026

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Sycamore Urban Renewal Plan for a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Geoff Fruin, City Manager Alexandra Bright, Asst. City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Notice of Consultation Notice of Public Hearing Sycamore URP Resolution Setting Date Sycamore Urban Renewal Plan

Executive Summary:

The creation of an urban renewal area allows municipalities to further establish a Tax Increment Financing (TIF) District to help financially support and undertake urban renewal projects within the area. The creation of the Sycamore Urban Renewal Area positions the City to support development, redevelopment, and infrastructure improvement projects in the Sycamore Strategic Investment District, including key properties such as the former Sycamore Mall. Pursuant to the process required by State law to establish an urban renewal area, this Resolution adopts a Resolution of Necessity, sets the tax entity consultation meeting, and sets the public hearing. It is important to note that the adoption of an urban renewal plan does not constitute the approval of projects or development agreements, but affords the City Manager and/or City Council to consider approval of such projects in the future. Adoption of a Tax Increment Financing District within the Sycamore Urban Renewal Area will be submitted to Council for separate consideration.

Background / Analysis:

Iowa Code Chapter 403 authorizes cities to designate urban renewal areas in order to address conditions that impede sound growth, development, and economic vitality. Under state law, an urban renewal area may be established when an area is determined to be blighted, an economic development area, or a combination thereof, and when the use of urban renewal powers is deemed necessary to promote the public health, safety, and welfare. The proposed Sycamore Urban Renewal Area is generally located in the commercial area between Highway 6 and the Iowa Interstate Railroad and Sycamore Street and the eastern boundary of Procter & Gamble.

The proposed urban renewal area consists primarily of older commercial development characterized by underused and underutilized buildings and sites. Much of the existing development reflects outdated design standards and site layouts that no longer meet the needs of modern commercial and employment uses, resulting in inefficient land utilization and limited reinvestment activity. The area is also impacted by roadway and access limitations, including inefficient street configurations, inadequate connectivity, and infrastructure that was not designed to accommodate current or anticipated traffic patterns. These conditions reduce accessibility, constrain redevelopment potential, and limit the overall functionality of the area. Collectively, these conditions contribute to stagnation and limit the ability to respond to changing market demands, leading to lower economic productivity than would otherwise be achievable in a more efficiently planned and developed mixed-use area.

The identified conditions meet the criteria for designation as an economic development area under Iowa Code Chapter 403, as they substantially impair the sound growth of the community and require a coordinated public planning and financing approach to encourage reinvestment, modernization, and long-term economic vitality.

Establishing an urban renewal area enables the City to implement a coordinated redevelopment strategy and, if necessary, use tax increment financing (TIF) as authorized under Chapter 403. Although specific projects have not been anticipated at this time, creation of the district may allow the City to support public improvements, infrastructure upgrades, site assembly, or other activities intended to stimulate private investment and encourage redevelopment consistent with City plans and policies.

It is important to note that the designation of an urban renewal area does not approve specific development projects or financial obligations. Rather, it creates a planning and financing framework through which future improvements or development proposals may be considered by the City Council following applicable public notice, hearing, and approval requirements. The proposed urban renewal area is intended to support long-term economic growth, improve public benefit, and advance the goals of the City's strategic plan.

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF IOWA CITY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
SYCAMORE URBAN RENEWAL PLAN FOR THE CITY OF
IOWA CITY, STATE OF IOWA

The City of Iowa City, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on January 29, 2026, in the City Manager's Conference Room, City Hall, 410 E. Washington Street, Iowa City, Iowa concerning a proposed Sycamore Urban Renewal Plan for the proposed Sycamore Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Coordinator, or her delegate, as the designated representative of the City of Iowa City, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Sycamore Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED SYCAMORE URBAN RENEWAL PLAN FOR
A PROPOSED URBAN RENEWAL AREA IN THE CITY OF
IOWA CITY, STATE OF IOWA

The City Council of the City of Iowa City, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on February 17, 2026 in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, to consider adoption of a proposed Sycamore Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

The Sycamore Urban Renewal Area is proposed to contain the land legally described as follows:

THAT PORTION OF SECTION 14, THE SOUTHWEST 1/4 OF SECTION 13, THE NORTH 1/2 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., BOUNDED ON THE NORTH BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD, ON THE EAST BY THE PRESENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, ON THE SOUTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6, AND ON THE WEST BY THE WESTERLY RIGHT-OF-WAY OF SYCAMORE STREET AND THE EAST LINE OF LAFFERTY SUBDIVISION, CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19 OF LAFFERTY SUBDIVISION AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 5 AT PAGE 40, PLAT RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE CURRENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, BEING THE EASTERLY LINE OF THE PROPERTY DESCRIBED AS TRACT ONE SHOWN ON EXHIBIT A OF THE WARRANTY DEED RECORDED IN BOOK 3236 AT PAGE 238, RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHERLY ALONG SAID EASTERLY PROPERTY LINE AND ITS SOUTHERLY EXTENSION TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE PRESENTLY ESTABLISHED WESTERLY RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY

RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFOREMENTIONED LAFFERTY SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 228 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Iowa City, Iowa.

The City of Iowa City, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

January 20, 2026

The City Council of the City of Iowa City, State of Iowa, met in _____ session, in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED SYCAMORE URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN THE CITY OF IOWA CITY, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Sycamore Urban Renewal Plan for a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

Whereas, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

Whereas, this Council has caused there to be prepared a proposed Sycamore Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Sycamore Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

Whereas, the purpose of the Plan is to form the Sycamore Urban Renewal Area suitable for economic development, including commercial and industrial development, and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

Whereas, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

Whereas, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

Whereas, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole prior to Council approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Council within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

Whereas, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue

included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

Whereas, the Iowa statutes further require the City Council to hold a public hearing on the proposed Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on January 29, 2026, in the City Manager's Conference Room, City Hall, 410 E. Washington Street, Iowa City, Iowa, at 9:00 A.M., and the Economic Development Coordinator, or her delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF IOWA CITY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED SYCAMORE URBAN RENEWAL PLAN FOR THE CITY OF IOWA CITY, STATE OF IOWA

The City of Iowa City, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on January 29, 2026, in the City Manager's Conference Room, City Hall, 410 E. Washington Street, Iowa City, Iowa concerning a proposed Sycamore Urban Renewal Plan for the proposed Sycamore Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than

seven days following the date of the consultation. The Economic Development Coordinator, or her delegate, as the designated representative of the City of Iowa City, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Sycamore Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Urban Renewal Plan before the City Council at its meeting which commences at 6:00 P.M. on February 17, 2026, in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Iowa City Press-Citizen, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED SYCAMORE URBAN RENEWAL PLAN FOR A
PROPOSED URBAN RENEWAL AREA IN THE CITY OF IOWA
CITY, STATE OF IOWA

The City Council of the City of Iowa City, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on February 17, 2026 in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, to consider adoption of a proposed Sycamore Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

The Sycamore Urban Renewal Area is proposed to contain the land legally described as follows:

THAT PORTION OF SECTION 14, THE SOUTHWEST 1/4 OF SECTION 13, THE NORTH 1/2 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., BOUNDED ON THE NORTH BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD, ON THE EAST BY THE PRESENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, ON THE SOUTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6, AND ON THE WEST BY THE WESTERLY RIGHT-OF-WAY OF SYCAMORE STREET AND THE EAST LINE OF LAFFERTY SUBDIVISION, CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19 OF LAFFERTY SUBDIVISION AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 5 AT PAGE 40, PLAT RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE CURRENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, BEING THE EASTERLY LINE OF THE PROPERTY DESCRIBED AS TRACT ONE SHOWN ON EXHIBIT A OF THE WARRANTY DEED RECORDED IN BOOK 3236 AT PAGE 238, RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHERLY ALONG SAID EASTERLY PROPERTY LINE AND ITS SOUTHERLY EXTENSION TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE PRESENTLY ESTABLISHED WESTERLY RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFOREMENTIONED LAFFERTY SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 228 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Iowa City, Iowa.

The City of Iowa City, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

Section 5. That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the City Clerk.

Section 6. That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the City as a whole, with such recommendation to be submitted in writing to this Council within thirty (30) days of the date hereof.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

Exhibit 1

**SYCAMORE
URBAN RENEWAL PLAN**

for the

**SYCAMORE
URBAN RENEWAL AREA**

CITY OF IOWA CITY, IOWA

2026

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**Sycamore Urban Renewal Plan
for the
Sycamore Urban Renewal Area**

City of Iowa City, Iowa

A. INTRODUCTION

The Sycamore Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Sycamore Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development in the City of Iowa City, Iowa (the “City”). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The City reserves the right to modify the boundaries of the Area at some future date.

C. DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in the IC2030 comprehensive plan, adopted May 14, 2013. The goals and objectives proposed in this Plan, and the urban renewal projects described herein, are in conformity with the land use policies and plans for the development of the City as a whole established in the IC2030 comprehensive plan.

The property in the Urban Renewal Area is currently used for commercial, mixed use. This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan.

As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

- Section 1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. Support the availability and accessibility of affordable, high-quality childcare as a critical component of workforce stability, economic vitality, and neighborhood livability within the Urban Renewal Area.
11. To enhance the health, safety, living environment, general character, and general welfare of Iowa City, Iowa.

12. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Rehabilitation Programs:

Project	Estimated Project Date	Estimated Costs Not to Exceed	How Project Advances Objectives of Plan
Grant and/or loan programs to support interior and exterior building improvements, accessibility, and energy efficiency.	2027-2035	\$1,000,000	Rehabilitation of, and improvements to, aging and underutilized commercial building stock to attract and retain employers in Area
	Total:	\$1,000,000	

2. Development Agreements: The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$10,000,000.

3. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$50,000, including authorized reimbursable expenses

I. FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	\$439,357,844
2.	Current Outstanding General Obligation Debt	\$56,970,000

3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$11,050,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.
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J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or

modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

Q. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
SYCAMORE URBAN RENEWAL AREA

THAT PORTION OF SECTION 14, THE SOUTHWEST 1/4 OF SECTION 13, THE NORTH 1/2 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., BOUNDED ON THE NORTH BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD, ON THE EAST BY THE PRESENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, ON THE SOUTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6, AND ON THE WEST BY THE WESTERLY RIGHT-OF-WAY OF SYCAMORE STREET AND THE EAST LINE OF LAFFERTY SUBDIVISION, CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19 OF LAFFERTY SUBDIVISION AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 5 AT PAGE 40, PLAT RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE CURRENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, BEING THE EASTERLY LINE OF THE PROPERTY DESCRIBED AS TRACT ONE SHOWN ON EXHIBIT A OF THE WARRANTY DEED RECORDED IN BOOK 3236 AT PAGE 238, RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHERLY ALONG SAID EASTERLY PROPERTY LINE AND ITS SOUTHERLY EXTENSION TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE PRESENTLY ESTABLISHED WESTERLY RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFOREMENTIONED LAFFERTY SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 228 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

4928-3804-5056-1\10714-154



STATE OF IOWA)
) SS
COUNTY OF JOHNSON)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

(SEAL)
4930-9387-6099-1\10714-154

**SYCAMORE
URBAN RENEWAL PLAN**

for the

**SYCAMORE
URBAN RENEWAL AREA**

CITY OF IOWA CITY, IOWA

2026

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- B. SYCAMORE URBAN RENEWAL AREA MAP

**Sycamore Urban Renewal Plan
for the
Sycamore Urban Renewal Area**

City of Iowa City, Iowa

A. INTRODUCTION

The Sycamore Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Sycamore Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development in the City of Iowa City, Iowa (the “City”). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The City reserves the right to modify the boundaries of the Area at some future date.

C. DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in the IC2030 comprehensive plan, adopted May 14, 2013. The goals and objectives proposed in this Plan, and the urban renewal projects described herein, are in conformity with the land use policies and plans for the development of the City as a whole established in the IC2030 comprehensive plan.

The property in the Urban Renewal Area is currently used for commercial, mixed use. This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan.

As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. Support the availability and accessibility of affordable, high-quality childcare as a critical component of workforce stability, economic vitality, and neighborhood livability within the Urban Renewal Area.
11. To enhance the health, safety, living environment, general character, and general welfare of Iowa City, Iowa.

12. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Rehabilitation Programs:

Project	Estimated Project Date	Estimated Costs Not to Exceed	How Project Advances Objectives of Plan
Grant and/or loan programs to support interior and exterior building improvements, accessibility, and energy efficiency.	2027-2035	\$1,000,000	Rehabilitation of, and improvements to, aging and underutilized commercial building stock to attract and retain employers in Area
	Total:	\$1,000,000	

2. Development Agreements: The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$10,000,000.

3. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$50,000, including authorized reimbursable expenses

I. FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	\$439,357,844
2.	Current Outstanding General Obligation Debt	\$56,970,000

3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$11,050,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.
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J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or

modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

Q. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
SYCAMORE URBAN RENEWAL AREA

THAT PORTION OF SECTION 14, THE SOUTHWEST 1/4 OF SECTION 13, THE NORTH 1/2 OF SECTION 23 AND THE NORTHWEST 1/4 OF SECTION 24, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., BOUNDED ON THE NORTH BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE IOWA INTERSTATE RAILROAD, ON THE EAST BY THE PRESENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, ON THE SOUTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6, AND ON THE WEST BY THE WESTERLY RIGHT-OF-WAY OF SYCAMORE STREET AND THE EAST LINE OF LAFFERTY SUBDIVISION, CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 19 OF LAFFERTY SUBDIVISION AS SHOWN ON THE PLAT THEREOF, RECORDED IN BOOK 5 AT PAGE 40, PLAT RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE IOWA INTERSTATE RAILROAD RIGHT-OF-WAY TO ITS INTERSECTION WITH THE CURRENT EASTERLY PROPERTY LINE OF PROCTOR AND GAMBLE, BEING THE EASTERLY LINE OF THE PROPERTY DESCRIBED AS TRACT ONE SHOWN ON EXHIBIT A OF THE WARRANTY DEED RECORDED IN BOOK 3236 AT PAGE 238, RECORDS OF JOHNSON COUNTY, IOWA; THENCE SOUTHERLY ALONG SAID EASTERLY PROPERTY LINE AND ITS SOUTHERLY EXTENSION TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE PRESENTLY ESTABLISHED WESTERLY RIGHT-OF-WAY LINE OF SYCAMORE STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFOREMENTIONED LAFFERTY SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 228 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

4928-3804-5056-1\10714-154





CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed North Dodge & Scott Urban Renewal Plan for a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

Prepared By:	Rachel Kilburg Varley, Economic Development Coordinator
Reviewed By:	Geoff Fruin, City Manager Alexandria Bright, Asst. City Attorney
Fiscal Impact:	N/A
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	North Dodge & Scott URP - Notice of Consultation North Dodge & Scott URP - Notice of Public Hearing North Dodge & Scott Boulevard Urban Renewal Plan Resolution

Executive Summary:

The creation of an urban renewal area allows municipalities to further establish a Tax Increment Financing (TIF) District to help financially support and undertake urban renewal projects within the area. The creation of the N Dodge & Scott Urban Renewal Area positions the City to support anticipated and future development, redevelopment, and infrastructure improvement projects occurring on this former ACT campus site. Pursuant to the process required by State law to establish an urban renewal area, this Resolution adopts a Resolution of Necessity, sets the tax entity consultation meeting, and sets the public hearing. It is important to note that the adoption of an urban renewal plan does not constitute the approval of projects or development agreements, but affords the City Manager and/or City Council to consider approval of such projects in the future. Adoption of a Tax Increment Financing District within the N Dodge & Scott Urban Renewal Area will be submitted to Council for separate consideration.

Background / Analysis:

Iowa Code Chapter 403 authorizes cities to designate urban renewal areas to address conditions that impede sound growth, development, and economic vitality. Under state law, an urban renewal area may be established when an area is determined to be blighted, an economic development area, or a combination thereof, and when the use of urban renewal powers is deemed necessary to promote the public health, safety, and welfare. The proposed N. Dodge & Scott Urban Renewal Area is generally located in the commercial area bordered by North Dodge St/Highway 1 and Interstate 80 along the northern boundary, North Scott Boulevard along the western and southern boundaries, and ACT Road and the eastern edge of the existing ACT campus development along the eastern boundary. The urban renewal

area is intended to support high-quality development outcomes while ensuring that necessary public improvements can be delivered in a fiscally responsible manner.

The proposed urban renewal area consists of approximately 150 acres encompassing the northwestern portion of the former ACT campus that is planned for new commercial and senior housing development, and the surround City streets. The campus was purchased by JNB Iowa City in April 2024. Initial redevelopment activity within the proposed urban renewal area includes the repurposing of two former office buildings into 44 units of market-rate senior housing, construction of 44 new affordable senior housing units supported by Low-Income Housing Tax Credits, and new commercial development along Highway 1 anticipated to include grocery, financial institution, restaurant, and office uses.

These redevelopment activities necessitate public infrastructure improvements to support safe access, circulation, and long-term functionality of the area. Planned improvements include construction of a four-way signalized intersection at North Dodge/HWY 1 and ACT Circle, with a new connection into ACT Drive. Creation of the Urban Renewal Area and associated TIF district will allow the City to help fund these improvements through an internal TIF loan, utilizing increment generated by the new taxable value created within the district. Plans and bid documents for this improvement will be brought forward for separate City Council consideration and approval.

The conditions present within the proposed N. Dodge & Scott Urban Renewal Area meet the statutory criteria for designation as an economic development area under Iowa Code Chapter 403. The scale of redevelopment and the need for coordinated public infrastructure investment impact the area's ability to redevelop in a timely and efficient manner without public involvement. Establishment of the urban renewal area provides the necessary planning and financing framework to support reinvestment, modernization, and long-term economic vitality and, where appropriate, use TIF as authorized under Chapter 403 to support public improvements directly related to redevelopment. At this time, the use of TIF is anticipated to be limited to public infrastructure and related improvements that facilitate private investment and align with adopted City plans and policies. Any future uses of TIF in this Urban Renewal Area would require an amendment to the Urban Renewal Plan, and thus approval by City Council.

It is important to note that the designation of an urban renewal area does not approve specific development projects or financial obligations. Rather, it creates a planning and financing framework through which future improvements or development proposals may be considered by the City Council following applicable public notice, hearing, and approval requirements. The proposed urban renewal area is intended to support long-term economic growth, improve public benefit, and advance the goals of the City's strategic plan.

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF IOWA CITY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED NORTH
DODGE & SCOTT URBAN RENEWAL PLAN FOR THE CITY
OF IOWA CITY, STATE OF IOWA

The City of Iowa City, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on January 29, 2026, in the City Manager's Conference Room, City Hall, 410 E. Washington Street, Iowa City, Iowa concerning a proposed North Dodge & Scott Urban Renewal Plan for the proposed North Dodge & Scott Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Coordinator, or her delegate, as the designated representative of the City of Iowa City, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed North Dodge & Scott Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED NORTH DODGE & SCOTT URBAN
RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL
AREA IN THE CITY OF IOWA CITY, STATE OF IOWA

The City Council of the City of Iowa City, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on February 17, 2026 in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, to consider adoption of a proposed North Dodge & Scott Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

The North Dodge & Scott Urban Renewal Area is proposed to contain the land legally described as follows:

THAT PORTION OF THE WEST ONE-HALF OF THE FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1 AND THAT PORTION OF THE EAST ONE-HALF OF SECTION 2, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER TO ITS INTERSECTION WITH THE PRESENTLY ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE OF NORTH SCOTT BOULEVARD; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET (ALSO KNOWN AS IOWA HIGHWAY 1); THENCE NORTHWESTERLY TO THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DUBUQUE ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET AND ITS NORTHEASTERLY EXTENSION TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER TO ITS INTERSECTION WITH THE

SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED ACT ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER TO THE POINT OF BEGINNING, CONTAINING 142 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Iowa City, Iowa.

The City of Iowa City, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote low and moderate income housing development and the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

**NORTH DODGE & SCOTT
URBAN RENEWAL PLAN**

for the

**NORTH DODGE & SCOTT
URBAN RENEWAL AREA**

CITY OF IOWA CITY, IOWA

2026

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**North Dodge & Scott Urban Renewal Plan
for the
North Dodge & Scott Urban Renewal Area**

City of Iowa City, Iowa

A. INTRODUCTION

The North Dodge & Scott Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the North Dodge & Scott Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Iowa City (“City”).

In order to achieve these objectives, the City intends to undertake urban renewal activities within the Urban Renewal Area, pursuant to the powers granted to the City under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B”.

The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial, industrial, and low or moderate income (LMI) residential development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole outlined in the IC2030, adopted May 14, 2013. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City’s Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial, industrial, and low or moderate income (LMI) residential development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job and housing opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial, industrial, and residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide improved quality of life amenities such as parks, parklands, and trails to encourage commercial, industrial, and residential development.
6. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
7. To stimulate, through public action and commitment, private investment in new and existing commercial, industrial, and low or moderate income residential development.
8. To improve the conditions and opportunities for economic development (commercial, industrial, and low or moderate income residential uses).
9. To help develop a sound economic base that will serve as the foundation for future growth and development.
10. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, parks, parkland, public utilities, sidewalk, trail, storm water infrastructure, or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use tax increment to provide LMI housing assistance.
9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Public Improvements

Description of Project/Project Name	Estimated Project Dates	Cost Amount to be Reimbursed Using TIF Not to Exceed	Explain How the Project Promotes the Designated Purpose of the URA
North Dodge Intersection Improvements and Related Utility Improvements	2026 – 2027	\$3,000,000, including authorized reimbursable expenses	Improvements are necessary to serve expected traffic counts associated with proposed commercial development

2. Development Agreements

A. *Development Agreements:* The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$15,000,000.

2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$150,000, including authorized reimbursable expenses

I. FINANCIAL DATA

1.	Current constitutional debt limit:	\$435,367,793
2.	Current outstanding general obligation debt:	\$52,980,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area.	\$18,150,000 This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

	Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects to the City as described above will be approximately as stated in the next column:	
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J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. AGRICULTURAL LAND

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreements is, or will be, attached hereto as Exhibit “C.” The original signed agreement(s) will be placed on file in the City Clerk’s office.

L. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council’s specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council’s sole discretion; or (b) tax abatement incentives through the City’s Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Iowa Code Chapter 403, is limited to twenty (20) fiscal years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds for urban renewal projects within the Urban Renewal Area which qualify for payment from the incremental property tax revenues of the TIF district of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Iowa Code Section 403.19) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

R. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
NORTH DODGE & SCOTT URBAN RENEWAL AREA

THAT PORTION OF THE WEST ONE-HALF OF THE FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1 AND THAT PORTION OF THE EAST ONE-HALF OF SECTION 2, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER TO ITS INTERSECTION WITH THE PRESENTLY ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE OF NORTH SCOTT BOULEVARD; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET (ALSO KNOWN AS IOWA HIGHWAY 1); THENCE NORTHWESTERLY TO THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DUBUQUE ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET AND ITS NORTHEASTERLY EXTENSION TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED ACT ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER TO THE POINT OF BEGINNING, CONTAINING 142 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

INTERSTATE 80

NORTHWESTERLY RIGHT-OF-WAY LINE NORTH DODGE STREET/HIGHWAY 1

NE FRAC. 1/4 NE FRAC. 1/4 SEC. 2-T79N-RGW

ACT CIRCLE

N DODGE ST/HWY 1

ACT ROAD (VACATED)

SOUTHEASTERLY RIGHT-OF-WAY LINE VACATED ACT ROAD

NW FRAC. 1/4 NW FRAC. 1/4 SEC. 1-T79N-RGW

NORTHEAST CORNER SW 1/4 NW FRACTIONAL 1/4 SECTION 1-T79N-R6W

POINT OF BEGINNING

SW 1/4 NW FRAC. 1/4 SEC. 1-T79N-RGW

N DUBUQUE RD

SW 1/4 NE FRAC. 1/4 SEC. 2-T79N-RGW

SOUTHERLY RIGHT-OF-WAY LINE NORTH SCOTT BLVD.

SE 1/4 NE FRAC. 1/4 SEC. 2-T79N-RGW

NW 1/4 SE 1/4 SEC. 2-T79N-RGW

NE 1/4 SE 1/4 SEC. 2-T79N-RGW

NW 1/4 SW 1/4 SEC. 1-T79N-RGW

N SCOTT BOULEVARD

N 1ST AVE.

HICKORY HEIGHTS LANE

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN
THE NORTH DODGE & SCOTT URBAN RENEWAL AREA

Whereas, the City of Iowa City, Iowa, (the "City") has proposed to establish an Urban Renewal Plan ("Plan") for the North Dodge & Scott Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

Whereas, it has been proposed that the boundaries of land included in the Urban Renewal Area will contain certain property owned by the undersigned Agricultural Land Owner; and

Whereas, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in Section 403.17(3) of "agricultural land" until the owners of such property agree to include such property in such urban renewal area; and

Whereas, it has been determined that a portion of the property located within the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

Now, therefore, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property within the proposed Urban Renewal Area and agrees that the City of Iowa City, Iowa, may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Iowa City, Iowa, to pass any resolution or ordinance necessary to designate property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

Dated _____, 20_____

Agricultural Land Owner's Name (print): _____

Signature: _____

Print Name of Signatory:_____

4936-4185-0400-1\10714-152

January 20, 2026

The City Council of the City of Iowa City, State of Iowa, met in _____ session, in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED NORTH DODGE & SCOTT URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN THE CITY OF IOWA CITY, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed North Dodge & Scott Urban Renewal Plan for a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

Whereas, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the City and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and

Whereas, this Council has caused there to be prepared a proposed North Dodge & Scott Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the North Dodge & Scott Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

Whereas, the purpose of the Plan is to form the North Dodge & Scott Urban Renewal Area suitable for economic development, including commercial, industrial, and low and moderate income housing development, and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the City Clerk; and

Whereas, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Council has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

Whereas, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

Whereas, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

Whereas, the Iowa statutes require the City Council to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole prior to Council approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Council within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

Whereas, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue

included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

Whereas, the Iowa statutes further require the City Council to hold a public hearing on the proposed Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on January 29, 2026, in the City Manager's Conference Room, City Hall, 410 E. Washington Street, Iowa City, Iowa, at 9:00 A.M., and the Economic Development Coordinator, or her delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF IOWA CITY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED NORTH DODGE & SCOTT URBAN RENEWAL PLAN FOR THE CITY OF IOWA CITY, STATE OF IOWA

The City of Iowa City, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on January 29, 2026, in the City Manager's Conference Room, City Hall, 410 E. Washington Street, Iowa City, Iowa concerning a proposed North Dodge & Scott Urban Renewal Plan for the proposed North Dodge & Scott Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Economic Development Coordinator, or her delegate, as the designated representative of the City of Iowa City, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed North Dodge & Scott Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Urban Renewal Plan before the City Council at its meeting which commences at 6:00 P.M. on February 17, 2026, in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Iowa City Press-Citizen, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

**NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED
NORTH DODGE & SCOTT URBAN RENEWAL PLAN FOR A PROPOSED URBAN
RENEWAL AREA IN THE CITY OF IOWA CITY, STATE OF IOWA**

The City Council of the City of Iowa City, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 P.M. on February 17, 2026 in the Emma J. Harvat Hall, 410 E. Washington Street, Iowa City, Iowa, to consider adoption of a proposed North Dodge & Scott Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of Iowa City, State of Iowa.

The North Dodge & Scott Urban Renewal Area is proposed to contain the land legally described as follows:

THAT PORTION OF THE WEST ONE-HALF OF THE FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1 AND THAT PORTION OF THE EAST ONE-HALF OF SECTION 2, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER TO ITS INTERSECTION WITH THE PRESENTLY ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE OF NORTH SCOTT BOULEVARD; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET (ALSO KNOWN AS IOWA HIGHWAY 1); THENCE NORTHWESTERLY TO THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DUBUQUE ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET AND ITS NORTHEASTERLY EXTENSION TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED ACT ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER TO THE POINT OF BEGINNING, CONTAINING 142 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of Iowa City, Iowa.

The City of Iowa City, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote low and moderate income housing development and the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Iowa City, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(End of Notice)

Section 5. That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the City Clerk.

Section 6. That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the City as a whole, with such recommendation to be submitted in writing to this Council within thirty (30) days of the date hereof.

PASSED AND APPROVED this 20th day of January, 2026.

Mayor

ATTEST:

City Clerk

Exhibit 1

**NORTH DODGE & SCOTT
URBAN RENEWAL PLAN**

for the

**NORTH DODGE & SCOTT
URBAN RENEWAL AREA**

CITY OF IOWA CITY, IOWA

2026

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**North Dodge & Scott Urban Renewal Plan
for the
North Dodge & Scott Urban Renewal Area**

City of Iowa City, Iowa

A. INTRODUCTION

The North Dodge & Scott Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the North Dodge & Scott Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of Iowa City (“City”).

In order to achieve these objectives, the City intends to undertake urban renewal activities within the Urban Renewal Area, pursuant to the powers granted to the City under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B”.

The City reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial, industrial, and low or moderate income (LMI) residential development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole outlined in the IC2030, adopted May 14, 2013. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City’s Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial, industrial, and low or moderate income (LMI) residential development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job and housing opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial, industrial, and residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide improved quality of life amenities such as parks, parklands, and trails to encourage commercial, industrial, and residential development.
6. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
7. To stimulate, through public action and commitment, private investment in new and existing commercial, industrial, and low or moderate income residential development.
8. To improve the conditions and opportunities for economic development (commercial, industrial, and low or moderate income residential uses).
9. To help develop a sound economic base that will serve as the foundation for future growth and development.

10. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, parks, parkland, public utilities, sidewalk, trail, storm water infrastructure, or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use tax increment to provide LMI housing assistance.
9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Public Improvements

Description of Project/Project Name	Estimated Project Dates	Cost Amount to be Reimbursed Using TIF Not to Exceed	Explain How the Project Promotes the Designated Purpose of the URA
North Dodge Intersection Improvements and Related Utility Improvements	2026 – 2027	\$3,000,000, including authorized reimbursable expenses	Improvements are necessary to serve expected traffic counts associated with proposed commercial development

2. Development Agreements

A. *Development Agreements:* The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$15,000,000.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$150,000, including authorized reimbursable expenses

I. FINANCIAL DATA

1.	Current constitutional debt limit:	\$435,367,793
2.	Current outstanding general obligation debt:	\$52,980,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project	\$18,150,000 This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

	or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects to the City as described above will be approximately as stated in the next column:	
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J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. AGRICULTURAL LAND

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the City must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The City has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreements is, or will be, attached hereto as Exhibit “C.” The original signed agreement(s) will be placed on file in the City Clerk’s office.

L. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

M. RELOCATION

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

N. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council’s specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council’s sole discretion; or (b) tax abatement incentives through the City’s Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Iowa Code Chapter 403, is limited to twenty (20) fiscal years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds for urban renewal projects within the Urban Renewal Area which qualify for payment from the incremental property tax revenues of the TIF district of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Iowa Code Section 403.19) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

R. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
NORTH DODGE & SCOTT URBAN RENEWAL AREA

THAT PORTION OF THE WEST ONE-HALF OF THE FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1 AND THAT PORTION OF THE EAST ONE-HALF OF SECTION 2, ALL LOCATED IN TOWNSHIP 79 NORTH, RANGE 6 WEST OF THE 5th P.M., CITY OF IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE FRACTIONAL NORTHWEST ONE-QUARTER TO ITS INTERSECTION WITH THE PRESENTLY ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE OF NORTH SCOTT BOULEVARD; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET (ALSO KNOWN AS IOWA HIGHWAY 1); THENCE NORTHWESTERLY TO THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DUBUQUE ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH DODGE STREET AND ITS NORTHEASTERLY EXTENSION TO ITS INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID NORTHWEST FRACTIONAL ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VACATED ACT ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER OF SAID SECTION 1; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST FRACTIONAL ONE-QUARTER TO THE POINT OF BEGINNING, CONTAINING 142 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD.

EXHIBIT B
DEPICTION OF NORTH DODGE & SCOTT URBAN RENEWAL AREA

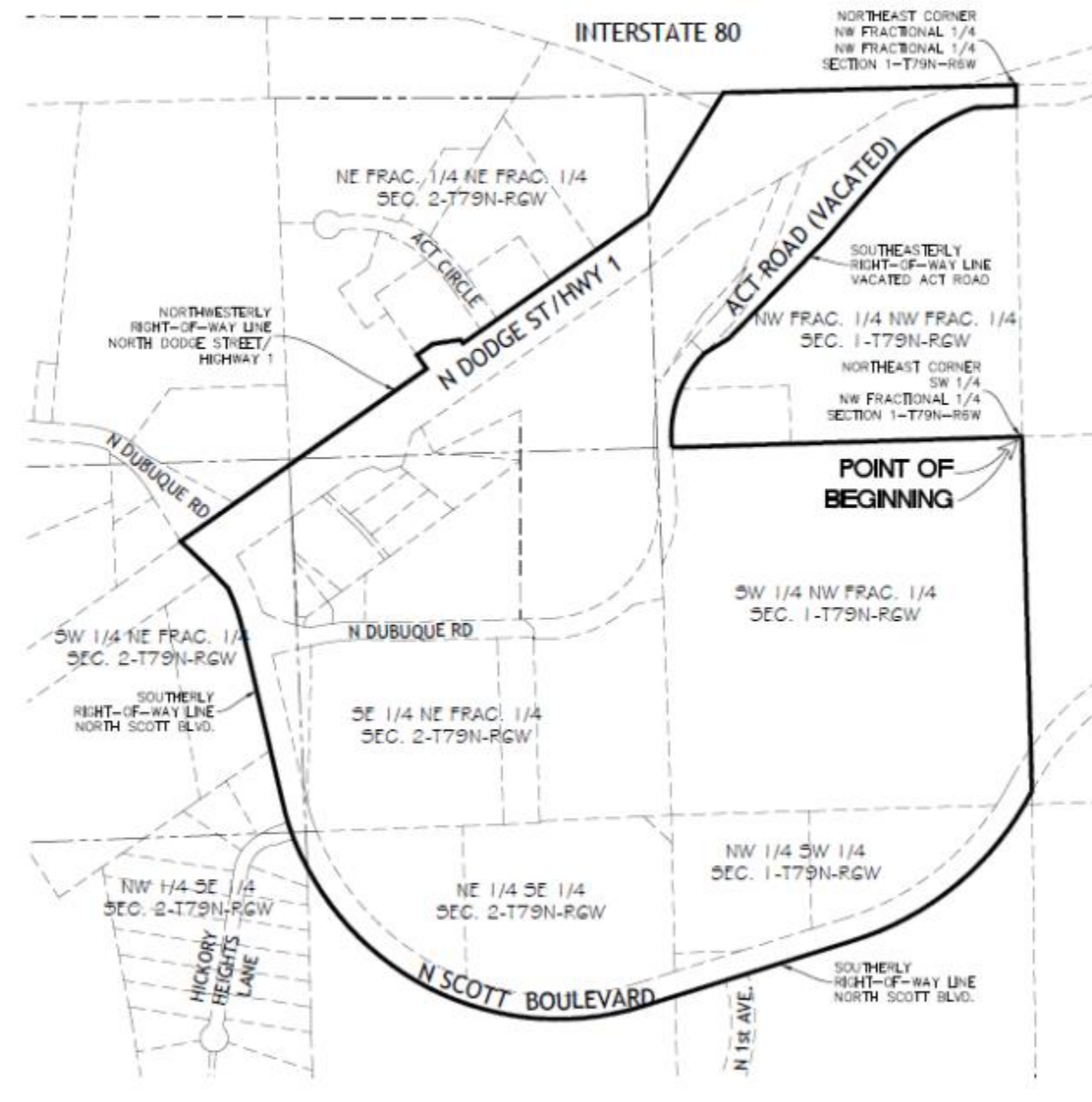


EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN
THE NORTH DODGE & SCOTT URBAN RENEWAL AREA

Whereas, the City of Iowa City, Iowa, (the "City") has proposed to establish an Urban Renewal Plan ("Plan") for the North Dodge & Scott Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

Whereas, it has been proposed that the boundaries of land included in the Urban Renewal Area will contain certain property owned by the undersigned Agricultural Land Owner; and

Whereas, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in Section 403.17(3) of "agricultural land" until the owners of such property agree to include such property in such urban renewal area; and

Whereas, it has been determined that a portion of the property located within the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

Now, therefore, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property within the proposed Urban Renewal Area and agrees that the City of Iowa City, Iowa, may include such property within the Urban Renewal Area.

2. The Agricultural Land Owner further authorizes the governing body of the City of Iowa City, Iowa, to pass any resolution or ordinance necessary to designate property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

Dated _____, 20_____

Agricultural Land Owner's Name (print): _____

Signature: _____

Print Name of Signatory:_____

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF JOHNSON

)

I, the undersigned City Clerk of the City of Iowa City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2026.

City Clerk, City of Iowa City, State of Iowa

(SEAL)

4908-8878-5539-1\10714-152

Attachments: REZ25-0015 PZ Memo Final
Planning and Zoning Commission 12.17.25 Minutes
REZ25-0015 Ordinance



CITY OF IOWA CITY MEMORANDUM

Date: December 17, 2025

To: Planning & Zoning Commission

From: Lisa Schroer, Associate Planner, Neighborhood & Development Services

Re: Zoning Code Amendment (REZ25-0015)

Introduction

The Iowa City Zoning Code (Title 14) is periodically updated as circumstances evolve throughout the City. The proposed ordinance (Attachment 1) includes amendments required by state legislation that preempt certain areas of local zoning authority. These updates align the City's zoning regulations with state law and clarify related standards within Title 14.

Background

Changes in Iowa state code preempt several areas of local zoning regulation. In response, the City is required to update its Zoning Code to ensure compliance. State preemptions define areas where the City must follow state standards, while still allowing for local regulation where permitted. The proposed amendments address these legislative changes and clarify how Title 14 aligns with current state law. The following five state preemptions are addressed in this memo:

Table 1: State Preemptions Summary

State Preemption	Description
Home Occupations – HF 2431	State legislation limits the City's ability to impose certain restrictions on home occupations and requires that home-based businesses be allowed within residential zones under certain conditions.
Consumer Fireworks Sales – SF 2285	State legislation prohibits the City from regulating or restricting the locations of consumer fireworks sales within commercial and industrial zones.
Exterior Building Materials – HF 2388	State legislation prohibits the City from regulating styles and materials used for the exterior of residential buildings with 12 units or fewer.
Variances – HF 652	State legislation expands the power of boards of adjustment to grant area and dimensional variances.
Accessory Dwelling Units (ADUs) – SF 592	State legislation requires cities and counties to allow at least one ADU on the same lot as a single family residence as defined by state code.

The proposed code amendments ensure that Title 14 complies with state law, and provides clear, enforceable standards for staff, applicants, and the public.

Proposed Amendments

A more detailed summary of the recent changes to state law and the associated Zoning Code amendments are detailed below.

1) Align Standards for Home Occupations with State Law (14-4C-2 and 14-8B-6)

Summary of Law:

In 2022, the State of Iowa adopted House File 2431, which limits the ability of cities to regulate home-based businesses, commonly referred to as home occupations. The legislation requires cities to allow home occupations in residential zones and prohibits cities from requiring a permit for no-impact home occupations. Cities may continue to impose regulations on home occupations that are necessary to protect public health and safety, welfare, or transportation impacts on the surrounding neighborhood. As a result, the City must revise its current home occupation standards to comply with state law while retaining reasonable provisions to manage potential neighborhood impacts.

The proposed amendments represent a “least change” approach that ensures compliance with State law while preserving local oversight of issues that may affect neighborhood residents. The revisions clarify the City’s permitting requirements, reduce regulatory burden on residents, and maintain a reasonable balance between business flexibility and the protection of residential areas surrounding home occupations.

Summary of Changes:

The following list highlights the high-level code changes that will align the City’s home occupation regulations with the standards outlined in HF 2431. Table 2 below provides a more detailed look at specific changes. The proposed code amendments:

- Reorganize home occupations into three categories (Types A, B, and C), with permitting required only for Type C home occupations where uses generate on-street parking.
- Expand where home occupations may occur on a property, allowing them in the side or rear yard in addition to within the dwelling or accessory structures.
- Update the list of prohibited home occupation uses by adding new restrictions related to hazardous materials, emissions, and right-of-way impacts, while removing some previously prohibited commercial uses.
- Increase the maximum allowable size of a home occupation to 50% of the principal dwelling’s floor area, regardless of whether the use is located within the dwelling, an accessory building, or the yard.

Table 2 Home Occupations Summary

Existing Code (14-4B-1)	Proposed Change
One nonresident employee may be approved for a home occupation use. However, nonresident employees are not permitted for the types of medical offices allowed as home occupations.	The amendment removes this section from the code.
Existing Code (14-4C-2)	Proposed Change

<p>Home occupations fall within two categories: Type A or Type B:</p> <ul style="list-style-type: none"> • Type A home occupations are where a resident or residents of a dwelling use the dwelling as a place of work, but no employees or customers come to the site. No permit is required for Type A home occupations. • Type B home occupations are where a nonresident employee works at the site or where customers frequent the site on a regular basis. Type B home occupations require a home occupation permit. 	<p>The amendment adds a Type C home occupation:</p> <ul style="list-style-type: none"> • Type C home occupations are where a nonresident employee works at the site or where customers frequent the site on a regular basis and on-street parking is generated. • Guidelines for determining if on-street parking is generated are also included. • Type C home occupations require a permit. <p>The definition of Type B home occupations is adjusted to only include instances where on-street parking is not generated, and the permit requirement is waived.</p>
<p>A home occupation must be located within a dwelling unit or within a building that is accessory to a dwelling unit.</p>	<p>The amendment expands the existing code by allowing a home occupation to be located in the rear or side yard of a dwelling unit.</p>
<p>The following uses are prohibited from home occupations:</p> <ul style="list-style-type: none"> • Adult businesses • Veterinary clinics and kennels • Commercial recreational uses • Commercial parking • Eating and Drinking establishments • Medical/dental offices except psychiatrists, psychologists, chiropractors, and physical therapists • Any type of repair or assembly of vehicles • Self-service storage • Industrial service • Any use which changes the fire safety rating of the occupancy separation classification requirements of the structure 	<p>The amendment adds the following prohibited uses:</p> <ul style="list-style-type: none"> • Use or storage of hazardous materials • Activities that result in objectionable emissions not typical for a residential development • Activities that create traffic hazards or nuisances in the right-of-way <p>The amendment removes the following prohibited uses:</p> <ul style="list-style-type: none"> • Commercial recreational uses • Eating establishments
<p>Commercial Activity:</p> <ul style="list-style-type: none"> • No commodities may be sold on the premises except for those produced on the premises or those associated with the home occupation conducted on the premises. 	<p>The amendment removes this commercial activity clause.</p>
<p>Commercial Activity:</p> <ul style="list-style-type: none"> • Type B home occupations are limited to 10 clients or customers per day. 	<p>The amendment includes Type B and Type C home occupations in the 10 customer per day rule and adds language stating that additional customers are considered a substantial increase in traffic for a residential area.</p>

Off-Site Impacts: <ul style="list-style-type: none"> There must be no indication from the exterior of the dwelling unit or accessory building that there is a home occupation use on the premises No visitors before 7am or after 10pm. 	The amendment adds the following additional off-site impact rule: <ul style="list-style-type: none"> If a portion of the home occupation is in the front yard, the activities must be screened from view.
Size <ul style="list-style-type: none"> For a home occupation located within a principal dwelling unit, the floor area devoted to the home occupation may not exceed 25% of the total floor area. This limit applies to home occupations in the principal dwelling unit or in an accessory building. 	The amendment increases the home occupation size to 50% of the floor area of the principal dwelling and applies this standard to home occupations located in the principal dwelling unit, in an accessory building, or in the yard.
Nonresident employees are prohibited unless approved as a minor modification.	The amendment removes this clause from the Home Occupations section.
Existing Code (14-8B-6)	Proposed Change
A permit is required for Type B home occupations.	The amendment changes the permit requirement from Type B to Type C home occupations.

2) **Align Standards for Regulating the Sale of Consumer Fireworks with State Law (14-2C1, 14-4B-4, 14-4D-2)**

Summary of Law:

In 2022, the State of Iowa adopted House File 2285, which restricts the ability of cities and counties to regulate or prohibit the sale of consumer fireworks within commercial and industrial zones. The legislation preempts local authority to limit the locations of consumer fireworks sales in these zones. While the City retains authority to regulate the time of year and place of fireworks use, zoning restrictions on their retail sale in commercial zones are no longer enforceable.

To align with this requirement, the City must amend Title 14 to permit consumer fireworks sales in both commercial and industrial zoning districts and to remove any conflicting local provisions. The proposed amendments update the “Principal Uses Allowed in Commercial Zones” table and related code sections to reflect this allowance.

Summary of Changes:

The following list highlights the major code changes intended to bring the City’s consumer fireworks regulations into compliance with HF 2285. Table 3 below provides a more detailed look at specific changes. The proposed code amendments:

- Expand the zones in which consumer fireworks sales are permitted by allowing the use in both commercial and industrial districts, rather than limiting it to industrial zones.
- Allow temporary sales of consumer fireworks in commercial zones, consistent with existing allowances in industrial zones.
- Ensure all fireworks-related uses remain subject to applicable State licensing, operational requirements, and restricted seasonal dates of sale under Iowa Administrative Code chapter 265.

Table 3 Consumer Fireworks Code Amendments

Existing Code (14-2C-1)	Proposed Change
“Consumer fireworks sales” are not an allowed use in Commercial Zones.	The amendment allows “Consumer fireworks sales” as a provisional use in all Commercial Zones.
Existing Code (14-4B-4)	Proposed Change
The provisional use standards note that consumer fireworks sales in I1 and I2 zones are permitted subject to the restrictions and dates of sale set forth in 661 Iowa Administrative Code chapter 265 Consumer Fireworks. ¹	The amendment updates the provisional use standards to specify that consumer fireworks sales are allowed in both industrial and commercial zones.
Existing Code (14-4D-2)	Proposed Change
Outdoor exhibition and sales of consumer fireworks are temporarily allowed in industrial zones.	The amendment permits temporary outdoor exhibition and sales of consumer fireworks in industrial and commercial zones.

3) **Align Standards for Exterior Design Materials for Residential Buildings with State Law (14-2A-6, 14-2B-6, 14-2H-7 and 14-2G-4)**

Summary of Law:

In 2024, the State of Iowa adopted House File 2388, which limits the ability of cities to regulate exterior design standards for smaller residential developments. The legislation prohibits cities and counties from requiring specific exterior building materials, colors, or architectural styles for residential structures containing twelve or fewer dwelling units. The intent of the law is to ensure that local design requirements do not restrict housing development or increase construction costs for small-scale residential projects.

The legislation allows Iowa City to continue regulating exterior materials and design elements in overlay zones, special zoning districts, or local historic and conservation districts, where standards are applied to further adopted design plans or maintain neighborhood characteristics. This includes districts such as Riverfront Crossings, Historic and Conservation District Overlays, and the Planned Development Overlay.

To comply with state law while retaining local oversight where permitted, the proposed amendments clarify that the exterior material standards in Title 14 apply only to residential buildings with more than twelve units, while remaining in effect within overlay and special zoning districts.

Summary of Changes:

The following list provides a high-level summary of the proposed code changes to align the City’s exterior design materials regulations with House File 2388. Table 1Table below provides a more detailed look at specific text changes. The proposed code amendments:

- Specify that all trim and façade requirements related to exterior materials only apply to residential buildings with more than 12 units.

¹ Iowa Administrative Code 661-265.10(5) “Dates of sale” establishes statewide sales periods for consumer fireworks. Sales from permanent buildings are allowed June 1–July 8 and December 10–January 3. Sales from temporary structures are allowed June 13–July 8.

- Limit the applicability of existing exterior material requirements in the Central Planning District and PRM zone so they apply only to residential buildings with more than 12 units, consistent with state restrictions.
- Retain the ability to regulate exterior materials in overlay districts and special zoning districts, such as Riverfront Crossings, where state law permits continued local design standards.

Table 4 Exterior Design Materials for Residential Buildings Code Amendments

Existing Code (14-2B-6)	Proposed Change
In the central planning district, the exterior wall material of a building must consist of clapboard style siding, wall shingles, brick stone, or stucco.	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.
In the PRM zone, the exterior walls of the ground level floor of a building must be constructed of masonry finish.	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.
In the central planning district and PRM zone, buildings not constructed of masonry or stucco must have the following trim elements, incorporated into the exterior design and construction of the building: <ul style="list-style-type: none"> • Window and door trim that is not less than three inches wide • Corner boards that are not less than three inches wide, unless wood clapboards are used and mitered at the corners • Frieze boards, not less than five inches wide, located below the eaves. 	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.
Exposed, unpainted, or unstained lumber may not be used along any façade that faces a street side lot line.	The amendment clarifies that this requirement only applies to residential buildings with more than 12 units.

4) **Align Standards for Variances with State Law (14-4B-2, 14-9A-1)**

Summary of Law:

In 2025, the State of Iowa adopted House File 652, which clarifies and expands the authority of local boards of adjustment to grant variances from zoning standards. The legislation establishes distinct definitions and approval standards for use variances and area variances. Under the new law, a board of adjustment may grant an area variance when a property owner demonstrates that strict application of the zoning code would result in practical difficulties. Area variance relates to area, dimensional, or other numerical provisions listed in Title 14. This replaces the more restrictive “undue hardship” standard previously applied to all variances.

The law maintains existing regulations on use variances, which continue to require a showing of undue hardship and may only be granted where expressly authorized by local ordinance. To comply with these provisions, the City must update Title 14 to differentiate between use and area variances, add the “practical difficulties” standard to the approval criteria for area variances, and revise related definitions for consistency with state law.

Summary of Changes:

The following list highlights the major code changes proposed to bring the City's variance regulations in compliance with HF 652. Table 5 outlines specific changes to the Zoning Code. The proposed code amendments:

- Expand the basis for granting variances to include both “undue hardship” (for use variances) and “practical difficulties” (for area variances).
- Establish a new approval framework for area variances, including findings related to public interest, unique conditions, and neighborhood character.
- Remove the prohibition on granting variances that would allow uses not permitted in the underlying zoning district, as required by state law.
- Add separate definitions for use variances (based on undue hardship) and area variances (based on practical difficulties) to align with State terminology and decision-making standards.

Table 5 Variance Code Amendments

Existing Code (14-4B-2)	Proposed Change
<p>Outlines specific approval criteria for variances</p>	<p>Clarifies that the existing approval criteria applies to “use variances”</p> <p>Adds the following set of approval criteria for “area variances” in lieu of the existing approval criteria:</p> <ul style="list-style-type: none"> • The proposed variance will not be contrary to the public interest • Where owing to special conditions a literal enforcement of the code would result in practical difficulties • The practical difficulties faced are unique to the property and not self-created • The spirit of the zoning code provision shall be observed • Granting the variance will not significantly alter the essential character of the neighborhood
<p>The definitions table includes definitions for unnecessary hardship and reasonable return</p>	<p>The amendments add definitions of area and use variances:</p> <ul style="list-style-type: none"> • Area Variance: A means of granting a property owner relief from certain provisions of this title relating to area, dimensional or other numerical limitations where, owing to special conditions, a literal enforcement of the title will result in practical difficulties, and so that the spirit of this title shall be observed and substantial justice done. Area, dimensional, or other numerical limitations include but are not limited to requirements for minimum lot size, setbacks, yard widths, height,

	bulk, sidewalks, fencing, signage, and off-street parking. <ul style="list-style-type: none"> • Use Variance: A means of granting a property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.
Includes a provision that prohibits use variances.	The amendment removes this clause from the code.
Existing Code (14-9A-1)	Proposed Change
The definitions chapter includes one definition of a variance.	The amendment removes this definition to avoid redundancy, as variances are defined in 14-4B-2.

5) **Align Standards for Accessory Dwelling Units (ADUs) with State Law (14-4C-2, 14-9A-1)**

Summary of Law:

In 2025, the State of Iowa adopted Senate File 592, which preempts local zoning authority by requiring cities and counties to allow at least one ADU on the same lot as a single family residence as defined by state code. The legislation prohibits cities from imposing certain local restrictions that act as a barrier to the construction of an ADU, such as owner-occupancy mandates, parking requirements, size limitations, and design standards. The law also requires that ADUs be regulated as residential uses consistent with single family dwellings. Additionally, SF 592 notes that ADUs may not be regulated under local accessory-use standards if those standards are more restrictive than the standards that apply to single-family dwellings. As a result, the proposed amendments clarify that ADUs are not subject to accessory-use provisions unless those provisions are more permissive than the regulations applicable to the principal dwelling.

In 2023, the City adopted a set of zoning amendments aimed at increasing housing affordability and expanding the range of housing options available in Iowa City. As part of that effort, the City streamlined the process for developing ADUs by removing minimum parking requirements, allowing ADUs to be developed with attached single family homes and duplexes, and adjusting size standards to increase flexibility. The amendments proposed in response to SF 592 build upon this earlier work by further reducing barriers to ADU construction and ensuring local regulations align with state law.

SF 592 also states that ADUs must be approved without discretionary review. This affects how ADUs may be reviewed within the City's historic and conservation district overlays. Under the new law, ADUs may not be subject to a discretionary review process, such as review and approval by the Historic Preservation Commission. As a result, ADUs in local historic and conservation districts will go through an administrative historic review process

but will not go to the Historic Preservation Commission. This ensures that the City complies with the “without discretionary review” provision of SF 592.

The proposed amendments implement these changes by removing local restrictions inconsistent with State law, clarifying how ADUs are regulated, and maintaining Iowa City’s inclusive approach to ADU eligibility across multiple housing types.

Summary of Changes:

The following list summarizes the major amendments proposed to align the City’s ADU regulations with SF 592 and to continue the City’s efforts to reduce barriers to ADU construction. These high-level points provide an overview of the changes, with Table 6 below offering a detailed, section-by-section comparison of existing and proposed code language. The proposed code amendments:

- Allow ADUs on the same lot as a single family residence as defined by state code regardless of the underlying zoning district.
- Clarify that per state law, a single family residence may include duplexes and townhomes.
- Remove the owner-occupancy requirement for properties containing an ADU.
- Ensure that one ADU is permitted per lot by eliminating minimum lot size and area-per-unit requirements.
- Remove design requirements that mandated attached ADU appearance must visually match the principal dwelling.
- Clarify the relationship between ADUs and accessory-use standards, noting that ADUs cannot be held to more restrictive accessory-use regulations than single-family dwellings.

Table 6 ADU Code Amendments

Existing Code (14-4C-2)	Proposed Change
An ADU shall be located in a zone that allows household living uses.	The amendments specify that an ADU is allowed on the same lot as a single family residence as defined by state code.
The owner of the property on which an ADU is located must occupy at least one of the dwelling units on the premises as the permanent resident.	The amendments remove the owner occupancy requirement for ADUs.
Under design requirements, the attached ADU appearance must visually match the principal dwelling.	The amendments strike this design requirement.
The floor area of the ADU may not exceed 50% of the total floor area of the principal use, excluding the area of the attached garage, or 1,000 square feet whichever is less.	The amendments adjust the size requirement for an ADU to not exceed 1,000 square feet or 50% of the single family residence floor area, whichever is larger.
Existing Code (14-9A-1)	Proposed Change
An ADU is defined as an accessory dwelling that is located within an owner occupied, single-family or duplex use and meets the requirements of Title 14.	The amendments change this definition to “an additional residential dwelling unit located on the same lot as single family residence that is either attached to or detached from the residence and meets the requirements of this title and Iowa Code section 346.3.”

Single Family Residence is not defined in this section.	The amendments add a definition for Single Family Residence clarifying that it may share walls with another dwelling (e.g. duplexes and townhomes).
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Next Steps


Pending recommendation of approval from the Planning and Zoning Commission, the City Council must hold a public hearing to consider the proposed text amendments.

Staff Recommendation

Staff recommends that the Zoning Code be amended as illustrated in Attachment 1 to align Title 14 with state law.

Attachments

1. Proposed Zoning Code Text Amendments

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

Draft Zoning Code Text

Underlined text is suggested new language. Strike-through notation indicates language to be deleted.

Amend 14-2B-6 as follows:

G. Building Materials:

1. In the central planning district, the exterior wall material of a building with more than 12 units must consist of clapboard style siding, wall shingles, brick, stone, or stucco.
2. In the PRM zone, the exterior walls of the ground level floor of a building with more than 12 units must be constructed with a masonry finish, such as fired brick, stone, or similar material, not including concrete blocks and undressed poured concrete. Masonry may include stucco or like material when used in combination with other masonry finish.
3. In the central planning district and in the PRM zone, buildings with more than 12 units, not constructed of masonry or stucco must have the following trim elements incorporated into the exterior design and construction of the building:
 - a. Window and door trim that is not less than three inches (3") wide.
 - b. Corner boards that are not less than three inches (3") wide, unless wood clapboards are used and mitered at the corners.
 - c. Frieze boards, not less than five inches (5") wide, located below the eaves.
4. Any portion of a building that is clearly visible from the street must be constructed using similar materials and design as the front façade.
5. Exposed, unpainted, or unstained lumber may not be used along any façade of a building with more than 12 units that faces a street side lot line.
6. Where an exterior wall material changes along the horizontal plane of a building, the change must occur on an inside corner of the building.
7. Where an exterior wall material changes along the vertical plane of the building, the materials must be separated by a horizontal band, such as a belt course, soldier course, band board or other trim to provide a transition from one material to the other.

Amend 14-2C-1 as follows:

Use Categories	Subgroups	CO-1	CN-1	CH-1	CI-1	CC-2	CB-2	CB-5	CB-10	MU
Residential uses:										
Group living uses	Assisted group living	PR	PR			PR	PR	PR	PR	PR
	Fraternal group living									
	Independent group living									
Household living uses	Attached single-family dwellings									PR
	Detached single-family dwellings									P
	Detached zero lot line dwellings									PR
	Duplexes									PR
	Group households	PR	PR			PR	PR	PR	PR	PR
	Multi-family dwellings	PR/S	PR/S			PR/S	PR/S	PR/S	PR/S	P
Commercial uses:										
Adult business uses					PR					

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Attachment 1

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Detention facilities					S					
Educational facilities	General	PR				S	P	P	P	PR
	Specialized	P	PR		S	P	P	P	P	PR
Hospitals		PR								
Parks and open space uses		PR	PR			PR	PR	PR	PR	PR
Religious/private group assembly uses ¹		PR			P	P	P	P	P	PR
Utility-scale ground-mounted solar energy systems		S	S	S	S	S	S	S	S	
Other uses:										
Communication transmission facility uses		PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR
<u>Consumer fireworks sales</u>		<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>

Amend 14-4B-1 as follows:

~~—12. One nonresident employee may be approved for a home occupation use. However, nonresident employees are not permitted under any circumstances for the types of medical offices allowed as home occupations.~~

Amend 14-4B-2 as follows:

The Board of Adjustment is empowered to grant variances from the provisions of this title that will not be contrary to the public interest. ~~when, owing to unique circumstances or conditions, a literal interpretation of this title would deprive the applicant of rights commonly enjoyed by other properties in the zoning district under the terms of this title and would impose unnecessary and undue hardship on the applicant.~~ To ensure that the spirit of this title is observed and substantial justice done, no variance to the strict application of any provision of this title shall be granted by the Board unless the applicant demonstrates that all of the following approval criteria for the respective variance are met. The procedures for obtaining a variance are set forth in chapter 8, article C, “Board Of Adjustment Approval Procedures”, of this title.

A. Use Variance Approval Criteria:

1. The proposed variance will not be contrary to the public interest; and
2. Where owing to special conditions, a literal enforcement of the provisions of the zoning code provision will result in unnecessary hardship; and
3. The spirit of the zoning code provision shall be observed, and substantial justice done.

B. Area Variance Approval Criteria:

1. The proposed variance will not be contrary to the public interest; and
2. Where owing to special conditions, a literal enforcement of the provisions of the zoning code provision will result in practical difficulties to the property owner in making a beneficial use of the property allowed by Title 14; and
3. The practical difficulties faced are unique to the property at issue and not self-created; and

4. The spirit of the zoning code provision shall be observed, and substantial justice done; and

5. Granting the variance will not significantly alter the essential character of the neighborhood.

BC. Definitions:

REASONABLE RETURN:	Lack of a reasonable return may be shown by proof that the owner has been deprived of all beneficial use of the land. All beneficial use is said to have been lost where the land is not suitable for anything permitted by the zoning code. A zoning code provision deprives an owner of a reasonable return if all productive use of the land is denied. Such deprivation is shown where the land in issue has so changed that the purpose for which it was originally zoned are no longer feasible. It is not sufficient to show that the value of the land has been depreciated by the zoning code provision, or that a variance would permit the owner to maintain a more profitable use.
UNNECESSARY HARDSHIP:	The applicant establishes an unnecessary hardship by demonstrating all of the following elements are met: <ul style="list-style-type: none"> a. The land in question cannot yield a reasonable return if used only as allowed in that zone. b. The plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood. c. The proposed variance will not alter the essential character of the locality.
<u>VARIANCE, AREA</u>	<u>A means of granting a property owner relief from certain provisions of this title relating to area, dimensional or other numerical limitations where, owing to special conditions, a literal enforcement of the title will result in practical difficulties, and so that the spirit of this title shall be observed and substantial justice done. Area, dimensional, or other numerical limitations include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.</u>

<u>VARIANCE, USE</u>	<u>A means of granting a property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.</u>
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~~C. Use Variance Prohibited: Under no circumstance may the Board grant a variance that would allow a land use, other than those specifically allowed in the zoning district in which the subject property is located.~~

D. Burden Of Proof: The applicant bears the burden of proof and must support each of the approval criteria by a preponderance of the evidence.

E. Precedents: The granting of a variance is not grounds for granting other variances for the same or differing properties. (Ord. 10-4414, 11-16-2010; amd. Ord. 22-4882, 6-21-2022)

Amend 14-4B-4 as follows:

E. Other Uses:

Consumer Fireworks Sales in ~~The I-1 And I-2 Commercial and Industrial Zones:~~ In ~~the I-1 and I-2 Commercial and Industrial Zones,~~ consumer fireworks sales, as defined in this title, are permitted, subject to the restrictions and dates of sale set forth in title 661 Iowa Administrative Code chapter 265, Consumer Fireworks Sales Licensing and Safety Standards. (Ord. 05-4186, 12-15-2005; amd. Ord. 06-4220, 7-18-2006; Ord. 06-4245, 12-12-2006; Ord. 09-4341, 6-2-2009; Ord. 09-4358, 10-20-2009; Ord. 09-4363, 12-1-2009; Ord. 09-4364, 12-1-2009; Ord. 11-4443, 9-6-2011; Ord. 11-4448, 10-18-2011; Ord. 11-4450, 10-18-2011; Ord. 11-4452, 10-18-2011; Ord. 12-4482, 5-15-2012; Ord. 13-4520, 4-9-2013; Ord. 13-4522, 4-23-2013; Ord. 13-4526, 5-14-2013; Ord. 13-4543, 8-20-2013; Ord. 13-4544, 8-20-2013; Ord. 13-4550, 9-17-2013; Ord. 13-4551, 9-17-2013; Ord. 14-4586, 6-3-2014; Ord. 16-4655, 2-2-2016; Ord. 16-4667, 7-5-2016; Ord. 16-4675, 9-20-2016; Ord. 17-4732, 11-21-2017; Ord. 19-4779, 2-19-2019; Ord. 19-4800, 8-6-2019; Ord. 20-4817, 1-7-2020; Ord. 20-4820, 3-3-2020; Ord. 20-4833, 11-17-2020; Ord. 21-4864, 9-21-2021; Ord. 22-4880, 6-6-2022; Ord. 22-4882, 6-21-2022; Ord. 23-4914, 11-6-2023

Amend 14-4C-2 as follows:

A. Accessory Dwelling Units (ADUs): ADUs are permitted provided the following conditions are met:

1. Applicability:

a. ~~The ADU shall be located in a zone that allows household living uses and shall be accessory to a principal use that consists of no more than two (2) dwelling units on a lot. The ADU is allowed on the same lot as a single family residence as defined by Iowa Code section 526A.6 in accordance with this section.~~

b. An ADU is not subject to Section 14-4C-3 of this article, except where those standards are more permissive than the provisions of Section 14-2A-4 of this title.

2. Ownership:

~~—a. The owner of the property on which an ADU is located must occupy at least one of the dwelling units on the premises as the permanent legal resident.~~

~~—b. The ADU and the principal use must be under the same ownership.~~

3. Site Requirements:

a. Only one ADU may be established per lot.

~~—b. The minimum lot size and area per unit requirements of the underlying base zone must be met, but no additional lot area is required beyond that which is required for the principal use.~~

4. Design Requirements:

~~—a. The ADU must be a complete, separate dwelling unit that functions independently from the principal use. It must contain its own kitchen and bathroom facilities, in addition to a separate entrance from the exterior.~~

~~—b. When located within a building with an existing principal use, the ADU must be designed so that the appearance of the building remains that of an allowed use within that zone, and any new entrances, exterior finish materials, trim, windows, and eaves must visually match the principal use.~~

5. Accessory Dwelling Unit Size:

The floor area of the ADU may not exceed fifty percent (50%) of the total floor area of the principal use, ~~excluding the area of an attached garage,~~ or one thousand (1,000) square feet, whichever is ~~less~~ larger.

M. Home Occupations: There are ~~two (2)~~ three (3) categories of home occupations, type A, ~~and type B, and type C.~~ Type A and type B home occupations are permitted, provided the use complies with the standards in subsections M3 through M9 of this section. Type ~~B C~~ home occupations are permitted, provided the use complies with the standards in subsections ~~M3-M4~~ through ~~M9 M10~~ of this section, and the operator of the use obtains a home occupation permit from the city as described in subsection M2 of this section. The standards for bed and breakfast homestays, bed and breakfast inns, and childcare homes are specified in other subsections of this section and are, therefore, not subject the provisions of this subsection.

1. Home Occupation Types:

a. Type A: A "type A home occupation" is one where a resident or residents of a dwelling use the dwelling as a place of work, but no employees or customers come to the site. Examples include artists, craftsperson, writers, and consultants. Type A home occupations also provide an opportunity for a home to be used as a business address but not as a place of work. No permit is required for these uses, but they must comply with all ~~of~~ the other regulations stated herein.

b. Type B: A "type B home occupation" is one where a nonresident employee works at the site or where customers frequent the site on a regular basis, but on-street parking is not generated. No permit is required for these uses, but they must comply with all the other regulations stated herein. ~~Examples include counseling, tutoring, and hair-cutting and styling. A home occupation permit is required for these uses.~~

~~c. Type C: A "type C home occupation" is one where a nonresident employee works at the site or where customers frequent the site on a regular basis and on-street parking is generated. A home occupation permit is required for these uses.~~

2. Determining Generation of On-street Parking

a. In determining whether on-street parking is generated, staff shall determine the parking needed for the proposed home-based business use by using the land uses and associated parking ratios specified in subsection 14-5A-4, "Minimum Parking Requirements", of this title.

b. Staff will compare the needed parking to the amount of parking on the site.
c. If the site provides the parking required for the residential use and the parking needed for the proposed home-based business use than on-street parking will not be generated, hence Type B.

d. If the site does not provide the parking required for the residential use and the parking needed for the proposed home-based business than on-street parking will be generated, hence Type C.

e. Parking for the proposed home-based business use is not required for the site. The calculation of the minimum parking requirements is only used in determining if on-street parking is generated.

2-3. Permit Required for Type ~~B~~ C Home Occupations: Prior to establishment of a type ~~B~~ C home occupation, a home occupation permit must be obtained from the ~~department of housing and inspection services~~ City according to the procedures set forth in chapter 8, article B, "Administrative Approval Procedures", of this title. A home occupation permit is required in order to ensure that the applicant is aware of the provisions governing home occupations and that the city has all information necessary to evaluate whether the proposal initially meets and continues to meet the provisions of this subsection.

34. Location And Occupancy:

a. The home occupation use must be located within a dwelling unit, ~~or within a building that is accessory to a dwelling unit,~~ or the rear or side yard of the residential property. Home occupations cannot be located in a street side yard or front yard of a property.

b. The dwelling unit must be the bona fide primary residence of the owner and operator of the home occupation during nonbusiness hours.

45. Prohibited Uses: In addition to the uses that would be excluded based on the conditions specified in this subsection, the following uses are specifically prohibited as home occupations:

a. Adult business uses.

b. Use or storage of toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, poisonous, medical waste, or other hazardous materials on the premises, unless of a type or quantity used for normal household purposes.

c. Activities that are noxious, hazardous, or create noise, odor, refuse, heat, vibration, smoke, radiation, or any other objectionable emissions not typical for a residential development.

d. Activities that create traffic hazards or nuisances in the public right-of-way or create a substantial increase in traffic.

~~be.~~ Veterinary clinics and kennels.

~~c.~~ Commercial recreational uses.

~~df.~~ Commercial parking.

~~eg.~~ ~~Eating and d~~ Drinking establishments.

~~fh.~~ Medical/dental offices, except for psychiatrists, psychologists, chiropractors, and physical therapists.

~~gi.~~ Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as automobiles, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts.

~~hj.~~ Self-service storage.

~~ik.~~ Industrial service.

~~jl.~~ Any use which changes the fire safety rating of the occupancy separation classification requirements of the structure.

56. Commercial Activity:

~~a. No commodities may be sold on the premises except for those produced on the premises or those associated with the home occupation conducted on the premises.~~

~~ba. Type B and C home occupations are limited to ten (10) clients or customers per day. Any additional customers would be considered a substantial increase in traffic for a residential area.~~

~~67. Traffic And Parking:~~

~~a. In determining whether on-street parking in generated staff shall utilize the same vehicle parking ratios as specified in section 14-5A-4.~~

~~ab. The proposed use will not generate a greater volume or type of traffic than what is normally expected in the zone in which it is located; nor will it necessitate parking in excess of what is normally expected in the zone in which it is located. Vehicles used for delivery and pick up are limited to those normally servicing residential neighborhoods.~~

~~bc. No more than one truck associated with the home occupation may be parked at the site. Only light trucks that are less than seven feet (7') in height are permitted. Medium and heavy trucks are prohibited. A "light truck" is a truck with a single rear axle and a single set of rear wheels. The home occupation use must comply with regulations in chapter 5, article A, "Off Street Parking And Loading Standards", of this title, regarding the parking and storage of special vehicles and commercial vehicles and the provisions of title 9, chapter 4, "Parking Regulations", of this code.~~

~~78. Off Site Impacts: Except for a permitted sign, there must be no indication from the exterior of the dwelling unit or accessory building, such as noise, odor, smoke, dust, excessive outdoor lighting, or outdoor storage of materials, that there is a home occupation use on the premises. No visitors or deliveries to the home occupation use are permitted before seven o'clock (7:00) A.M. or after ten o'clock (10:00) P.M.~~

~~a. Except for a permitted sign, there must be no indication from the exterior of the dwelling unit or accessory building, such as noise, odor, smoke, dust, excessive outdoor lighting, or outdoor storage of materials, that there is a home occupation use on the premises.~~

~~b. If a portion of the home occupation is in the yard of the residential property, the activities must be screened from view of any abutting property zoned residential and the public right-of-way. Screening must be to S3 standards, or a fence built to S5 standards.~~

~~c. No visitors or deliveries to the home occupation use are permitted before seven o'clock (7:00) A.M. or after ten o'clock (10:00) P.M.~~

~~89. Size: For a home occupation located within a principal dwelling unit, the floor area devoted to the home occupation may not exceed twenty-five-fifty percent (25 50%) of the total floor area of the principal dwelling (the floor area of an attached garage is not included in the calculation of total floor area of the dwelling). This twenty-five fifty percent (25 50%) limit applies regardless of whether the home occupation is located within the principal dwelling unit or within an accessory building, or within the yard. For example, for a property where the principal dwelling contains two thousand (2,000) square feet of floor area, a home occupation would be limited to five-hundred (500) one thousand (1,000) square feet regardless of whether it was located within the dwelling or within an accessory building, or within the yard.~~

~~9. Nonresident Employees: Nonresident employees are prohibited, except as approved by the building official as a minor modification to the home occupation use, according to the approval criteria and procedures for minor modifications as set forth in chapter 4, article B of this title.~~

~~10. Signage: Home occupations are permitted one nonilluminated fascia sign, not to exceed one square foot in size.~~

The following temporary principal and accessory uses are allowed, subject to approval by the building official through the temporary use permit process described in this article and any conditions specified herein:

...

Outdoor display and sale of first-class and/or second-class consumer fireworks, as defined by the American Pyrotechnics Association, according to the restrictions and dates of sale set forth in title 661 Iowa Administrative Code chapter 265, *Consumer Fireworks Sales Licensing and Safety Standards*. Outdoor display and sales of such fireworks are only allowed in **commercial and** industrial zones.

Amend 14-8B-6 as follows:

A. Permit Required: Prior to establishment of a type **B C** home occupation, as defined in subsection 14-4C-2M, "Home Occupations", of this title, a home occupation permit must be obtained from the department of housing and inspection services.

Amend 14-9A-1 as follows:

Except when alternate definitions apply as specified in articles B through F of this chapter, the following definitions shall apply to terms used in this title. Descriptions and definitions of land use categories are set forth in chapter 4, article A, "Use Categories", of this title; although, where it is deemed necessary for clarification, more specific definitions of certain land use category subgroups and specific land uses are defined in this section.

ACCESSORY
DWELLING
UNIT (ADU):

An additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence and meets the requirements of this title and Iowa Code section 364.3. An accessory dwelling unit located within an owner-occupied, single-family or duplex use or in an accessory building and meeting the requirements of this title.

SINGLE FAMILY
RESIDENCE

A single family residence means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment, nor any other essential facility or service with another dwelling unit, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

VARIANCE:

A means of granting a property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.

**MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 17, 2025 – 6:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

PRELIMINARY

MEMBERS PRESENT: Kaleb Beining, James Davies, Maggie Elliott, Steve Miller, Billie Townsend, Chad Wade

MEMBERS ABSENT:

STAFF PRESENT: Alex Bright, Anne Russett, Lisa Schroer

OTHERS PRESENT:

RECOMMENDATIONS TO COUNCIL:

By a vote of 5-1 (Townsend dissenting) the Commission recommends approval of REZ25-0015, amendments to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

CALL TO ORDER:

Elliott 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. REZ25-0015:

Consideration of amendments to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

Schroer began the staff report noting staff regularly updates the City's zoning code to reflect changing conditions and new legal requirements that come online. Over the last few years there have been a handful of changes at the State level that now preempt certain areas of local zoning authority. A State preemption is when State law limits or overrides a city's ability to regulate certain issues locally and when this happens, the City has to update the zoning code to ensure that it complies with State law. Schroer noted all of the text amendments today stem from five State laws. First, is House File 2431, which is related to home occupations, second is Senate File 2285, which is related to the sale of consumer fireworks, third is House File 2388, which is related to exterior building material requirements, fourth, House File 652, related to area variances, and finally, Senate File 592 that's related to accessory dwelling units. Schroer next explained how staff approaches these types of text amendments. They try to do as little change as possible to make sure that they comply with State law, but also to preserve local oversight when possible.

Getting into each change, Schroer first reviewed home occupations. The State law limits the ability of cities to regulate home based businesses, and under this law cities must allow home occupations in residential zones. The law also doesn't allow cities to require a permit for home

occupations that have no impact. Under this law cities are still able to impose regulations on home occupations that are necessary to protect public health and safety, welfare or transportation impacts on the surrounding neighborhood. The proposed text amendments are that first, staff reorganized home occupations into three categories, Type A, Type B, and Type C. Currently, there are only two types, Type A and Type B and currently a permit is required for type B. However, the amendments transfer that permit requirement just to Type C, which are home occupations where the use generates on street parking. Staff also remove a couple of requirements. First, only one nonresident employee may be approved for home occupation use and they also removed the requirement that nonresident employees not be permitted for home occupations that are medical offices. The amendments also expand where home occupations may occur on the property, currently they are allowed within the dwelling or an accessory structure, the new amendments also allow them to be in a side or rear yard. Staff also has updated the list of prohibited home occupations and added some new restrictions related to hazardous materials, emissions and right of way impacts. Staff also removed two currently prohibited home occupations from the list, commercial recreation uses and eating establishments. They also increased the maximum allowable size for home occupations and now home occupations can be 50% of the principal dwellings floor area, regardless of whether the use is in the dwelling, the yard or the accessory building. They also removed the commercial activity clause, which states that no commodities may be sold on the premises, except for those produced on the premises or those associated with the home occupation. Next, there's a 10 client per day rule that applies to Type B currently and staff expanded and clarified that this also applies to Type C home occupations. Finally, staff added an additional off site impact rule, so if a portion of the home occupation is in the front yard, it is required that the activity be screened from view.

Schroer next discussed Senate File 2285, consumer fireworks sales. Under this law cities are not able to regulate or prohibit the sale of consumer fireworks within commercial or industrial zones. Currently the City has zoning restrictions on the sale of fireworks in commercial zones, but that is no longer enforceable, and under this law the sales are still permitted to the statewide sales period for permanent structures, June 1 through July 8 and November 10 through January 3. Sales in temporary structures are limited to the dates of June 13 to July 8. The changes staff made to the code were first, to expand the zones in which consumer firework sales are permitted to be in both commercial and industrial zones and also allow temporary sales structures of consumer fireworks in commercial zones, consistent with existing allowances for industrial zones.

Next, regarding House File 2388, exterior design materials for residential buildings, this law limits the City's ability to regulate exterior design standards for smaller residential developments and the law prohibits cities from regulating specific exterior building materials, colors and architectural styles for residential structures that have 12 or fewer dwelling units. Schroer did note under this law the City is still able to regulate exterior materials and design elements in special zoning districts, such as Riverfront Crossings, and also in historic and conservation district overlays. The amendments staff made to the code specify that all trim and facade requirements related to exterior materials only apply to residential buildings that have more than 12 units. They also limit the applicability of existing material requirements for the Central Planning District and PRM zone so that they only apply to residential buildings that have more than 12 units. Schroer reiterated they did retain the ability to regulate exterior materials in overlay districts and special zoning districts.

Schroer moved onto House File 652, related to area variances. This law expands the authority of local Boards of Adjustment to grant area variances in addition to the use variances that they already grant. Area variances are anything related to area, dimensional or other new numerical limitation that's in the zoning code. She explained this could be anything from minimum lot size to the height of a building. Last week the Board of Adjustment had a rear setback case that used an area variance. Schroer stated that to use an area variance, a new practical difficulty standard must be met. The amendments first expand the basis for granting variances to include both undue hardship, which is for use variances, and then practical difficulties, which is for area variances. Staff also removed a prohibition on granting variances that would allow uses not permitted in the underlying zone as required by State law. The amendments also add separate definitions for use variances and area variances. The area variance definition is a means of granting a property owner relief from certain provisions of this title related to area, dimensional or other numerical limitations, where, owing to special conditions, a literal enforcement of the title will result in practical difficulties, and so that the spirit of this title shall be observed and substantial justice done. The use variance definition, which is just the previous variance definition, is a means of granting property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. Staff also added approval criteria for area variances that the Board of Adjustment uses. First, the Board must find that the proposed variance will not be contrary to the public interest. Second, owing to special conditions, a literal enforcement of the code would result in practical difficulties. Third, the practical difficulties must be unique to the property and not self-created. Fourth, the spirit of the zoning code provision shall be observed. And lastly, the Board must find that granting the variance will not significantly alter the essential character of the neighborhood.

The final amendment, due to Senate File 592 is on the accessory dwelling unit (ADU) standards. Under this law cities are required to allow at least one ADU on the same lot as a single family residence as defined by State code. It also prohibits cities from imposing certain local restrictions that act as a barrier to the construction of one ADU. Examples of restrictions could be owner occupancy mandates, parking requirements, size limitations or design standards. Under this law, ADUs may not be regulated under accessory use standards if those standards are more restrictive than the standards that apply to a single family dwelling. Finally, ADUs must also be approved without discretionary review, the City currently uses discretionary review with the Historic Preservation Commission. Schroer noted some previous ADU related code amendments, in 2023 the City adopted a set of zoning amendments aimed at increasing housing choice and expanding the variety of housing types. As part of that effort, the City streamlined the process for developing ADUs by removing minimum parking requirements, allowing ADUs to be developed with attached single family homes and duplexes, and adjusting size standards to increase flexibility. Senate File 592 works to build upon those previous efforts. Schroer next went over the new code changes. First, ADUs are allowed in the same lot as a single family residence as defined by State code, regardless of the underlying zoning district. Second, they clarify that per State law, a single family residence may include duplexes or townhomes. Staff also removed the current owner occupancy requirement for properties that contain an ADU and also ensure that one ADU is permitted per lot by eliminating the minimum lot size and area per unit requirements. Staff also removed existing design requirements that mandate attached ADU appearance must visually match the principal dwelling. The amendments also adjust the size requirements for an ADU so that it won't exceed 1000 square feet, or 50% of the single family

residence floor area, whichever is larger. Staff also clarified the relationship between ADUs and accessory use standards in that ADUs cannot be held to more restrictive accessory use regulation than single family dwellings. Currently the City has different standards for height, setbacks, lot coverage, there is a set of those for principal dwelling units and accessory structures but under this law they need to treat the ADU as a single family when the accessory dwelling standards are more restrictive than the principal dwelling standards. Lastly, staff added a definition for single family residence, which comes from the State code, and it's a single family residence means a structure maintained and used as a single dwelling unit, notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment, nor any other essential facility or service with another dwelling unit, if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

Staff recommends approval of REZ25-0015, amendment to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

Schroer reviewed the anticipated timeline, they are anticipating the public hearing will be set on January 6, and then January 20 will be the public hearing and also the first consideration.

Elliott noted in the amendments she understood that the review and approval in a historic preservation district eliminated approval by the Historic Preservation Commission, but it did allow an administrative historic review process. Russett explained that currently new construction in a historic district or a conservation district requires review and approval by the Historic Preservation Commission and the understanding of the law is that staff can still review the ADUs, according to the historic preservation guidelines, and approve the new construction of the ADU, but it can't go to a body like the Board of Adjustment or to the Historic Preservation Commission where there's some discretion involved.

Davies asked if there is recourse for the staff to say no to something because it doesn't abide by the historic preservation guidelines. Russett believes so, that is a situation that they're going to have to deal with if it comes up, they haven't gotten to that point yet, they have had ADUs in historic districts and there haven't been any issues.

Elliott then asked how this affects an area like the Northside or Longfellow because they're in a historic district. Russett noted those areas already allow ADUs, the only difference is that the approval will not go to the Historic Preservation Commission, the approval will come from staff.

Elliott noted the other change is in those areas it will be the owner occupied homes that will allow ADUs. Russett confirmed that is a requirement citywide.

Elliott also asked about the home occupations section wondering what the implications of that are, is that a big change, how many home occupation situations occur. Russett stated she doesn't believe it'll be a big change, but she is unsure of how many home occupations permits the City issues every year. She noted likely the biggest difference is that someone can now have the use in a yard, but it has to be screened, the idea of the no impact is that it can't generate traffic or on street parking, but also that it's not really visible by neighbors. She believes the intent

of the State law is they don't want to create impacts, the idea is to allow creative people, artists, other people to do things in their home and run a business in their home.

Townsend asked about eating establishments in home occupations, to what extent is that to be allowed. Russett stated it could be a restaurant or a café. Currently it was on the list of prohibited businesses, but with the new State law they can't prohibit it. A permit would still be required, but there are examples of people who have essentially a restaurant in their home with capacity for like four people. She is unsure if this happens in Iowa City but has heard of it happening in other communities where people can make a reservation to go to someone's house for a dinner. Russett reiterated they have to go through all the licensing processes but if it was determined to be no impact restaurant then they wouldn't need a permit from the City.

Miller asked if impact is defined anywhere specifically. Russett stated yes and includes things like generating traffic, the screening, not being visible from neighboring properties, not affecting the right of way and neighboring properties, but the main thing is the traffic and the 10 customer a day rule.

Elliott noted so a theoretical restaurant could not have more than 10 customers a day, how would that be moderated. Russett explained likely from a neighbor calling in a complaint. The homeowner will have to apply and tell the City an estimated number of clients per day.

Davies asked if that 10 customer limit is included in the State law. Russett stated it was an existing requirement that they had for Type B.

Townsend noted the other part in that same section is that it can be the sale of anything, taken out the provision was where it used to say no commodities could be sold on the premise except for those produced on the premise but now that's removed so they can sell anything out of their home. Russett confirmed that was correct as long as it's not a hazardous material or something prohibited. Townsend stated so they could have a gun shop as long as they didn't have the ammunition. Russett confirmed they could have a gun shop. She added there's been examples of that in other local jurisdictions.

Wade asked about an example of a home bakery that may have the pantry outside, what impact does this have on that type of business, other than potentially the screening requirement, because they have an outside pantry. Russett noted if they're existing, it won't have any impact because the rules prior to this State law were more restrictive.

Wade noted another example, a roofing company that had a lot of vehicles on their property, outside on the property, but not a lot of employees going in and out, other than maybe parking, this situation was in Keswick last year and became an issue. So in that type of business, does this have any impact, either more restrictive or less restrictive. Russett stated she is not familiar with that case so really can't speak to that. Wade explained the situation was it was a roofing company that took up a lot of on street parking but did not have a lot of customer activity, because it was employees parking and then going to a job site. However, it was impacting the neighbors and then also city vehicle access for like snow removal. Russett stated then that might be more of a parking/streets issue. Overall, if they are generating on street parking it would have an impact. The way that the rules are structured is the City would determine how much parking does the single family home need, how much parking does the home occupation use need

based on the type of use that it is, and if they can provide those spaces on site, there's no impact. If they don't have the parking spaces needed onsite, then there's an impact.

Miller was curious if it's determined that the home occupation does have impact, what's the process then. Russett stated then they have to get a permit, unless it's a prohibited business and it goes through the staff who handles all home based occupation permits.

Miller stated if it's determined that an office or a small little restaurant has no parking on site so even if it's a one or two cars impact of on street parking, it's just goes through and gets a permit. Russett confirmed that was correct. Miller asked if there is a limit of how much impact before they would deny the permit or is that a judgment call. Russett reiterated there can't be more than 10 clients per day regardless, so that is one limit.

Townsend noted that since the requirement that the ADU has to more or less mimic the original residence is being removed are there any controls on the design of these ADUs. Russett replied no, the City cannot regulate that. Townsend asked then if someone could do a tent in the back. Russett stated they cannot do a tent because it is not a structure in the building code, whatever is built still needs to meet the building code the City just can't require it to have the same siding, or the same architecture of the residences, they can only regulate the size of it.

Wade asked if in a historic overlay area it is not under Commissioner review, but under staff review. Russett confirmed that is the case but staff would make sure it still followed historic guidelines which could regulate things like the architecture and the siding and stuff like that, but only for historic districts.

Elliott opened the public hearing, seeing no one, Elliott closed the public hearing.

MOTION: Miller recommends approval of REZ25-0015, amendments to Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units.

Davies seconded the motion.

A vote was taken and the motion passed 5-1 (Townsend dissenting).

Townsend stated her objections are first, in a residential area having an eating establishment in someone's home seems a bit far-fetched. Buying a home in a residential area it is expected to be that a residential area, not a commercial area so in her opinion this has gone a step too far. Additionally, having no regulations on the ADUs except for the historical society properties is opening a neighborhood to whatever people want. Even just the solar panels that people are putting in their backyards are a monstrosity, what once was a view of pretty trees is now solar panels. Removing all of the regulations that kept neighborhoods the way they should be for residential areas is opening the City to problems. Iowa City has been such a beautiful little town for so long, she has been here almost 40 years, and now it's just becoming so unstructured and this is a move in that direction to make more problems for this cute little community.

Miller noted ultimately, this is just reacting to State law.

PLANNING AND ZONING INFORMATION:

Russett stated a new commission member was appointed at the last Council meeting, Colette Atkins, and they should be at the next meeting in January.

ADJOURNMENT:

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

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2024-2025**

	12/4	2/19	3/5	5/7	6/4	6/18	7/2	7/16	8/6	8/27	9/3	10/15	11/5	11/19	12/3	12/17
BEINING, KALEB	-- --	-- --	-- --	-- --	-- --	-- --	X	O	X	X	O	O	X	X	X	X
DAVIES, JAMES	-- --	-- --	-- --	-- --	-- --	-- --	X	X	X	X	X	X	X	X	X	X
CRAIG, SUSAN	X	X	X	X	X	X	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
ELLIOTT, MAGGIE	X	X	X	X	X	X	X	O/E	X	X	O/E	X	O/E	X	X	X
HENSCH, MIKE	X	X	O/E	X	X	X	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --	-- --
MILLER, STEVE	X	X	X	X	X	O/E	X	X	X	X	O/E	X	X	X	X	X
QUELLHORST, SCOTT	X	X	X	X	X	X	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

Ordinance No. _____

Ordinance amending Title 14, Zoning to ensure compliance with changes in state law related to home occupations, consumer fireworks sales, exterior building materials, variances, and accessory dwelling units. (REZ25-0015)

Whereas, the City of Iowa City aims to ensure its Zoning Code complies with Iowa state law; and

Whereas, in April 2022, the State legislature adopted a law (SF 2285) that prohibits municipalities from regulating or restricting the location of consumer fireworks sales in commercial and industrial zones; and

Whereas, in June 2022, the State legislature adopted a law (HF 2431) permitting the operation of home occupations in residential zones and prohibiting cities from requiring prior approval such as permits for no-impact home occupations; and

Whereas, in April 2024, the State legislature adopted a law (HF 2388) that restricts municipalities' ability to regulate the use of specific styles of exterior cladding or finish materials for residential buildings with 12 units or fewer; and

Whereas, in April 2025, the State legislature adopted a law (HF 652) that expands the power of boards of adjustment to grant area variances; and

Whereas, in May 2025, the State legislature adopted a law (SF 592) requiring cities to allow at least one accessory dwelling unit (ADU) on the same lot as a single-family residence, subject to certain size compliance; and

Whereas, Staff recommends amendments in response to changes in state code regarding the regulation of home occupancies, residential building exteriors, the location of sales of consumer fireworks, accessory dwelling units, and area variance standards; and

Whereas, the Planning and Zoning Commission reviewed the zoning code amendments set forth below at the December 17, 2025 meeting.

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

Section I. Amendments. The Code of Ordinances of the City of Iowa City, Iowa is hereby amended as follows:

A. Amend 14-2B-6, Multi-Family Site Development Standards, by adding the following underlined text:

G. Building Materials:

1. In the central planning district, the exterior wall material of a building with more than 12 units must consist of clapboard style siding, wall shingles, brick, stone, or stucco.
2. In the PRM zone, the exterior walls of the ground level floor of a building with more than 12 units must be constructed with a masonry finish, such as fired brick, stone, or similar material, not including concrete blocks and undressed poured concrete. Masonry may include stucco or like material when used in combination with other masonry finish.
3. In the central planning district and in the PRM zone, buildings with more than 12 units, not constructed of masonry or stucco must have the following trim elements incorporated into the

exterior design and construction of the building:

- a. Window and door trim that is not less than three inches (3") wide.
- b. Corner boards that are not less than three inches (3") wide, unless wood clapboards are used and mitered at the corners.
- c. Frieze boards, not less than five inches (5") wide, located below the eaves.
4. Any portion of a building that is clearly visible from the street must be constructed using similar materials and design as the front façade.
5. Exposed, unpainted, or unstained lumber may not be used along any façade of a building with more than 12 units that faces a street side lot line.
6. Where an exterior wall material changes along the horizontal plane of a building, the change must occur on an inside corner of the building.
7. Where an exterior wall material changes along the vertical plane of the building, the materials must be separated by a horizontal band, such as a belt course, soldier course, band board or other trim to provide a transition from one material to the other.

B. Amend Table 2C-1: Principal Uses Allowed in Commercial Zones, by adding the following underlined text:

Use Categories	Subgroups	CO-1	CN-1	CH-1	CI-1	CC-2	CB-2	CB-5	CB-10	MU
Residential uses:										
Group living uses	Assisted group living	PR	PR			PR	PR	PR	PR	PR
	Fraternal group living									
	Independent group living									
Household living uses	Attached single-family dwellings									PR
	Detached single-family dwellings									P
	Detached zero lot line dwellings									PR
	Duplexes									PR
	Group households	PR	PR			PR	PR	PR	PR	PR
	Multi-family dwellings	PR/S	PR/S			PR/S	PR/S	PR/S	PR/S	P
Commercial uses:										
Adult business uses					PR					
Animal related commercial uses	General	S	PR	PR	PR	PR	PR	PR		
	Intensive				PR					
Building trade uses					P	PR				
Commercial parking uses							PR	PR	PR	
Commercial recreational uses ¹	Indoor	PR/S	PR	P	P	P	P	P	P	
	Outdoor			P	P	S				
Drinking establishments ¹			PR/S	PR	PR	PR	PR	PR	PR	
Eating establishments ¹		S	PR/S	P	P	P	P	P	P	S
Office uses	General office	P	PR	P	P	P	P	P	P	P
	Medical/dental office	P	PR	P	P	P	P	P	P	P
Quick vehicle			S	PR	PR/S	PR/S	PR/S	PR/S		

ground-mounted solar energy systems										
Other uses:										
Communication transmission facility uses		PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR
<u>Consumer fireworks sales</u>		<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>	<u>PR</u>

C. Amend 14-4B-1, Minor Modifications, by removing the struck-out text:

A. Applicability: The building official may grant the following minor modifications from the requirements of this title, provided the approval criteria are met. Any requests for modifications that exceed the limitations set forth below and all other requests for modifications of the requirements of this title require the filing of a special exception or variance application with the Board of Adjustment.

...

~~—12. One nonresident employee may be approved for a home occupation use. However, nonresident employees are not permitted under any circumstances for the types of medical offices allowed as home occupations.~~

D. Amend 14-4B-2, Variances, by removing the struck-out text and adding the following underlined text:

The Board of Adjustment is empowered to grant variances from the provisions of this title that will not be contrary to the public interest, ~~when, owing to unique circumstances or conditions, a literal interpretation of this title would deprive the applicant of rights commonly enjoyed by other properties in the zoning district under the terms of this title and would impose unnecessary and undue hardship on the applicant.~~ To ensure that the spirit of this title is observed and substantial justice done, no variance to the strict application of any provision of this title shall be granted by the Board unless the applicant demonstrates that all of the following approval criteria for the respective variance are met. The procedures for obtaining a variance are set forth in chapter 8, article C, "Board Of Adjustment Approval Procedures", of this title.

A. Use Variance Approval Criteria:

1. The proposed variance will not be contrary to the public interest; and
2. Where owing to special conditions, a literal enforcement of the provisions of the zoning code provision will result in unnecessary hardship; and
3. The spirit of the zoning code provision shall be observed, and substantial justice done.

B. Area Variance Approval Criteria:

1. The proposed variance will not be contrary to the public interest; and
2. Where owing to special conditions, a literal enforcement of the provisions of the zoning code provision will result in practical difficulties to the property owner in making a beneficial use of the property allowed by Title 14; and
3. The practical difficulties faced are unique to the property at issue and not self-created; and
4. The spirit of the zoning code provision shall be observed, and substantial justice done; and
5. Granting the variance will not significantly alter the essential character of the neighborhood.

BC. Definitions:

REASONABLE RETURN:	Lack of a reasonable return may be shown by proof that the owner has been deprived of all beneficial use of the land. All beneficial use is said to have been lost where the land is not suitable for anything permitted by the zoning code. A zoning code provision deprives an owner of a reasonable return if all productive use of the land is denied. Such deprivation is shown where the land in issue has so changed that the purpose for which it was originally zoned are no longer feasible. It is not sufficient to show that the value of the land has been depreciated by the zoning code provision, or that a variance would permit the owner to maintain a more profitable use.
UNNECESSARY HARDSHIP:	The applicant establishes an unnecessary hardship by demonstrating all of the following elements are met: <ul style="list-style-type: none">a. The land in question cannot yield a reasonable return if used only as allowed in that zone.b. The plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood.c. The proposed variance will not alter the essential character of the locality.
<u>VARIANCE, AREA</u>	<u>A means of granting a property owner relief from certain provisions of this title relating to area, dimensional or other numerical limitations where, owing to special conditions, a literal enforcement of the title will result in practical difficulties, and so that the spirit of this title shall be observed and substantial justice done. Area, dimensional, or other numerical limitations include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.</u>
<u>VARIANCE, USE</u>	<u>A means of granting a property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.</u>

~~—C. Use Variance Prohibited: Under no circumstance may the Board grant a variance that would allow a land use, other than those specifically allowed in the zoning district in which the subject property is located.~~

D. Burden Of Proof: The applicant bears the burden of proof and must support each of the

approval criteria by a preponderance of the evidence.

E. Precedents: The granting of a variance is not grounds for granting other variances for the same or differing properties. (Ord. 10-4414, 11-16-2010; amd. Ord. 22-4882, 6-21-2022)

E. Amend 14-4B-4, Specific Approval Criteria for Provisional Uses and Special Exceptions, by removing the struck-out text and adding the following underlined text:

E. Other Uses:

...

7. Consumer Fireworks Sales in ~~The I-1 And I-2~~ Commercial and Industrial Zones: In ~~the I-1 and I-2~~ Commercial and Industrial Zones, consumer fireworks sales, as defined in this title, are permitted, subject to the restrictions and dates of sale set forth in title 661 Iowa Administrative Code chapter 265, Consumer Fireworks Sales Licensing and Safety Standards. (Ord. 05-4186, 12-15-2005; amd. Ord. 06-4220, 7-18-2006; Ord. 06-4245, 12-12-2006; Ord. 09-4341, 6-2-2009; Ord. 09-4358, 10-20-2009; Ord. 09-4363, 12-1-2009; Ord. 09-4364, 12-1-2009; Ord. 11-4443, 9-6-2011; Ord. 11-4448, 10-18-2011; Ord. 11-4450, 10-18-2011; Ord. 11-4452, 10-18-2011; Ord. 12-4482, 5-15-2012; Ord. 13-4520, 4-9-2013; Ord. 13-4522, 4-23-2013; Ord. 13-4526, 5-14-2013; Ord. 13-4543, 8-20-2013; Ord. 13-4544, 8-20-2013; Ord. 13-4550, 9-17-2013; Ord. 13-4551, 9-17-2013; Ord. 14-4586, 6-3-2014; Ord. 16-4655, 2-2-2016; Ord. 16-4667, 7-5-2016; Ord. 16-4675, 9-20-2016; Ord. 17-4732, 11-21-2017; Ord. 19-4779, 2-19-2019; Ord. 19-4800, 8-6-2019; Ord. 20-4817, 1-7-2020; Ord. 20-4820, 3-3-2020; Ord. 20-4833, 11-17-2020; Ord. 21-4864, 9-21-2021; Ord. 22-4880, 6-6-2022; Ord. 22-4882, 6-21-2022; Ord. 23-4914, 11-6-2023)

F. Amend 14-4C-2, Specific Approval Criteria, by removing the struck-out text and adding the following underlined text:

A. Accessory Dwelling Units (ADUs): ADUs are permitted provided the following conditions are met:

1. Applicability:

~~a. The ADU shall be located in a zone that allows household living uses and shall be accessory to a principal use that consists of no more than two (2) dwelling units on a lot. The ADU is allowed on the same lot as a single family residence as defined by Iowa Code section 526A.6 in accordance with this section.~~

b. An ADU is not subject to Section 14-4C-3 of this article, except where those standards are more permissive than the provisions of Section 14-2A-4 of this title.

2. Ownership:

~~a. The owner of the property on which an ADU is located must occupy at least one of the dwelling units on the premises as the permanent legal resident.~~

~~b. The ADU and the principal use must be under the same ownership.~~

3. Site Requirements:

~~a. Only one ADU may be established per lot.~~

~~b. The minimum lot size and area per unit requirements of the underlying base zone must be met, but no additional lot area is required beyond that which is required for the principal use.~~

4. Design Requirements:

~~a. The ADU must be a complete, separate dwelling unit that functions independently from the principal use. It must contain its own kitchen and bathroom facilities, in addition to a separate entrance from the exterior.~~

~~b. When located within a building with an existing principal use, the ADU must be~~

~~designed so that the appearance of the building remains that of an allowed use within that zone, and any new entrances, exterior finish materials, trim, windows, and eaves must visually match the principal use.~~

5. Apartment Size:

The floor area of the ADU may not exceed fifty percent (50%) of the total floor area of the principal use, ~~excluding the area of an attached garage,~~ or one thousand (1,000) square feet, whichever is ~~less~~ larger.

...

M. Home Occupations: There are ~~two (2)~~ three (3) categories of home occupations, type A, ~~and type B, and type C.~~ Type A ~~and type B~~ home occupations are permitted, provided the use complies with the standards in subsections M3 through M9 of this section. Type ~~B~~ C home occupations are permitted, provided the use complies with the standards in subsections ~~M3~~ M4 through ~~M9~~ M10 of this section, and the operator of the use obtains a home occupation permit from the city as described in subsection M2 of this section. The standards for bed and breakfast homestays, bed and breakfast inns, and childcare homes are specified in other subsections of this section and are, therefore, not subject the provisions of this subsection.

1. Home Occupation Types:

a. Type A: A "type A home occupation" is one where a resident or residents of a dwelling use the dwelling as a place of work, but no employees or customers come to the site. Examples include artists, craftsperson, writers, and consultants. Type A home occupations also provide an opportunity for a home to be used as a business address but not as a place of work. No permit is required for these uses, but they must comply with all ~~of the~~ other regulations stated herein.

b. Type B: A "type B home occupation" is one where a nonresident employee works at the site or where customers frequent the site on a regular basis, but on-street parking is not generated. No permit is required for these uses, but they must comply with all the other regulations stated herein. Examples include counseling, tutoring, and hair cutting and styling. A home occupation permit is required for these uses.

c. Type C: A "type C home occupation" is one where a nonresident employee works at the site or where customers frequent the site on a regular basis and on-street parking is generated. A home occupation permit is required for these uses.

2. Determining Generation of On-street Parking

a. In determining whether on-street parking is generated, staff shall determine the parking needed for the proposed home-based business use by using the land uses and associated parking ratios specified in subsection 14-5A-4, "Minimum Parking Requirements", of this title.

b. Staff will compare the needed parking to the amount of parking on the site.

c. If the site provides the parking required for the residential use and the parking needed for the proposed home-based business use than on-street parking will not be generated, hence Type B.

d. If the site does not provide the parking required for the residential use and the parking needed for the proposed home-based business than on-street parking will be generated, hence Type C.

e. Parking for the proposed home-based business use is not required for the site. The calculation of the minimum parking requirements is only used in determining if on-street parking is generated.

23. Permit Required for Type **B C** Home Occupations: Prior to establishment of a type **B C** home occupation, a home occupation permit must be obtained from the ~~department of housing inspection services~~ City according to the procedures set forth in chapter 8, article B, "Administrative Approval Procedures", of this title. A home occupation permit is required in order to ensure that the applicant is aware of the provisions governing home occupations and that the city has all information necessary to evaluate whether the proposal initially meets and continues to meet the provisions of this subsection.

34. Location And Occupancy:

a. The home occupation use must be located within a dwelling unit, ~~or within a building that is accessory to a dwelling unit, or the rear or side yard of the residential property. Home occupations cannot be located in a street side yard or front yard of a property.~~

b. The dwelling unit must be the bona fide primary residence of the owner and operator of the home occupation during nonbusiness hours.

45. Prohibited Uses: In addition to the uses that would be excluded based on the conditions specified in this subsection, the following uses are specifically prohibited as home occupations:

a. Adult business uses.

~~b. Use or storage of toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, poisonous, medical waste, or other hazardous materials on the premises, unless of a type or quantity used for normal household purposes.~~

~~c. Activities that are noxious, hazardous, or create noise, odor, refuse, heat, vibration, smoke, radiation, or any other objectionable emissions not typical for a residential development.~~

~~d. Activities that create traffic hazards or nuisances in the public right-of-way or create a substantial increase in traffic.~~

~~b~~e. Veterinary clinics and kennels.

~~c. Commercial recreational uses.~~

~~d~~f. Commercial parking.

~~e~~g. ~~Eating and d~~ Drinking establishments.

~~f~~h. Medical/dental offices, except for psychiatrists, psychologists, chiropractors, and physical therapists.

~~g~~i. Any type of repair or assembly of vehicles or equipment with internal combustion engines (such as automobiles, motorcycles, scooters, snowmobiles, outboard marine engines, lawn mowers, chain saws and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts.

~~h~~j. Self-service storage.

~~i~~k. Industrial service.

~~j~~l. Any use which changes the fire safety rating of the occupancy separation classification requirements of the structure.

56. Commercial Activity:

~~a. No commodities may be sold on the premises except for those produced on the premises or those associated with the home occupation conducted on the premises.~~

~~b.~~ Type B and C home occupations are limited to ten (10) clients or customers per day.

Any additional customers would be considered a substantial increase in traffic for a residential area.

67. Traffic And Parking:

a. In determining whether on-street parking is generated staff shall utilize the same vehicle parking ratios as specified in section 14-5A-4.

ab. The proposed use will not generate a greater volume or type of traffic than what is normally expected in the zone in which it is located; nor will it necessitate parking in excess of what is normally expected in the zone in which it is located. Vehicles used for delivery and pick up are limited to those normally servicing residential neighborhoods.

bc. No more than one truck associated with the home occupation may be parked at the site. Only light trucks that are less than seven feet (7') in height are permitted. Medium and heavy trucks are prohibited. A "light truck" is a truck with a single rear axle and a single set of rear wheels. The home occupation use must comply with regulations in chapter 5, article A, "Off Street Parking And Loading Standards", of this title, regarding the parking and storage of special vehicles and commercial vehicles and the provisions of title 9, chapter 4, "Parking Regulations", of this code.

~~78. Off Site Impacts: Except for a permitted sign, there must be no indication from the exterior of the dwelling unit or accessory building, such as noise, odor, smoke, dust, excessive outdoor lighting, or outdoor storage of materials, that there is a home occupation use on the premises. No visitors or deliveries to the home occupation use are permitted before seven o'clock (7:00) A.M. or after ten o'clock (10:00) P.M.~~

a. Except for a permitted sign, there must be no indication from the exterior of the dwelling unit or accessory building, such as noise, odor, smoke, dust, excessive outdoor lighting, or outdoor storage of materials, that there is a home occupation use on the premises.

b. If a portion of the home occupation is in the yard of the residential property, the activities must be screened from view of any abutting property zoned residential and the public right-of-way. Screening must be to S3 standards, or a fence built to S5 standards.

c. No visitors or deliveries to the home occupation use are permitted before seven o'clock (7:00) A.M. or after ten o'clock (10:00) P.M.

~~89. Size: For a home occupation located within a principal dwelling unit, the floor area devoted to the home occupation may not exceed twenty-five fifty percent (25 50%) of the total floor area of the principal dwelling (the floor area of an attached garage is not included in the calculation of total floor area of the dwelling). This twenty-five fifty percent (25 50%) limit applies regardless of whether the home occupation is located within the principal dwelling unit or within an accessory building, or within the yard. For example, for a property where the principal dwelling contains two thousand (2,000) square feet of floor area, a home occupation would be limited to five hundred (500) one thousand (1,000) square feet regardless of whether it was located within the dwelling or within an accessory building, or within the yard.~~

~~9. Nonresident Employees: Nonresident employees are prohibited, except as approved by the building official as a minor modification to the home occupation use, according to the approval criteria and procedures for minor modifications as set forth in chapter 4, article B of this title.~~

10. Signage: Home occupations are permitted one nonilluminated fascia sign, not to exceed one square foot in size.

G. Amend 14-4D-2, Temporary Uses Allowed, by adding the following underlined text:

The following temporary principal and accessory uses are allowed, subject to approval by the building official through the temporary use permit process described in this article and any conditions specified herein:

...

Outdoor display and sale of first-class and/or second-class consumer fireworks, as defined by the American Pyrotechnics Association, according to the restrictions and dates of sale set forth in title 661 Iowa Administrative Code chapter 265, *Consumer Fireworks Sales Licensing and Safety Standards*. Outdoor display and sales of such fireworks are only allowed in commercial and industrial zones.

H. Amend 14-8B-6, Home Occupation Permit, by removing the struck-out text and adding the following underlined text:

A. Permit Required: Prior to establishment of a type B C home occupation, as defined in subsection 14-4C-2M, "Home Occupations", of this title, a home occupation permit must be obtained from the City department of housing and inspection services.

I. Amend 14-9A-1, Definitions, by removing the struck-out text and adding the following underlined text:

Except when alternate definitions apply as specified in articles B through F of this chapter, the following definitions shall apply to terms used in this title. Descriptions and definitions of land use categories are set forth in chapter 4, article A, "Use Categories", of this title; although, where it is deemed necessary for clarification, more specific definitions of certain land use category subgroups and specific land uses are defined in this section.

...

ACCESSORY DWELLING UNIT (ADU):	<u>An additional residential dwelling unit located on the same lot as a single family residence that is either attached to or detached from the single family residence and meets the requirements of this title and Iowa Code section 364.3. An accessory dwelling unit located within an owner occupied, single-family or duplex use or in an accessory building and meeting the requirements of this title.</u>
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...

<u>SINGLE FAMILY RESIDENCE</u>	<u>A single family residence means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment, nor any other essential facility or service with another dwelling unit, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.</u>
--	---

...

VARIANCE: ~~A means of granting a property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.~~

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

Section III. 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 IV. Effective Date. This Ordinance shall be in effect after its final passage, approval and publication in accordance with Iowa Code Chapter 380.

Passed and approved this _____ day of _____, 2026.

Mayor

Approved by

Attest: _____

City Clerk

City Attorney's Office



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Resolution approving project manual and estimate of cost for the construction of the Iowa City Landfill Compost Facility Improvements and Expansion Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Prepared By:	Joe Welter - Senior Engineer
Reviewed By:	Jason Havel – City Engineer Ron Knoche – Public Works Director Geoff Fruin – City Manager Liz Craig - Asst City Attorney
Fiscal Impact:	\$3,800,000 available in the Compost Pad Improvements and Expansion account L3333.
Staff Recommendation:	Approval
Attachments:	Resolution

Executive Summary:

This project generally includes a new detention basin and storm sewer system, revisions to the roadways providing access to the site, and pavement across the compost facility.

Background / Analysis:

The current compost facility infrastructure (e.g. pad, roadways, and storm sewer) needs to be replaced. Additionally, the site is too small to accommodate current and future operations.

This project expands the current facility from approximately five to seven acres. The project improves the facility by adding a new detention basin and storm sewer network including a storm water treatment unit. The final facility will include better spacing and traffic flow by having specific areas for composting operations as well as areas for the public to drop off compostable materials and pick up finished compost.

Project Timeline:

Public Hearing / Approve Project Manual: January 20, 2026

Bid Letting Date: February 10, 2026

Contract Award Date: February 17, 2026

Construction Dates: April to August 2026

Resolution No. _____

Resolution approving project manual and estimate of cost for the construction of the Iowa City Landfill Compost Facility Improvements and Expansion Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

Whereas, notice of public hearing on the project manual and estimate of cost for the above-named project was published as required by law, and the hearing thereon held; and

Whereas, the City Engineer or designee intends to post notice of the project on the website owned and maintained by the City of Iowa City; and

Whereas, funds for this project are available in the Compost Pad Improvements and Expansion account # L3333.

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

1. The project manual and estimate of cost for the above-named project are hereby approved.
2. The amount of bid security to accompany each bid for the construction of the above-named project shall be in the amount of 10% (ten percent) of bid payable to City of Iowa City, Iowa.
3. The City Clerk is hereby authorized and directed to post notice as required in Section 26.3, not less than 13 days and not more than 45 days before the date of the bid letting, which may be satisfied by timely posting notice on the Construction Update Network, operated by the Master Builders of Iowa, and the Iowa League of Cities website.
4. Sealed bids for the above-named project are to be received by the City of Iowa City, Iowa, at the Office of the City Clerk, at the City Hall, before 3:00 p.m. on the 10th day of February, 2026. At that time, the bids will be opened by the City Engineer or his designee, and thereupon referred to the City Council of the City of Iowa City, Iowa, for action upon said bids at its next regular meeting, to be held at the Emma J. Harvat Hall, City Hall, Iowa City, Iowa, at 6:00 p.m. on the 17th day of February, 2026, or at a special meeting called for that purpose.

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

Mayor

Approved by

Attest: _____
City Clerk

City Attorney's Office

Resolution No. _____
Page 2

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

January 20, 2026

Resolution finding The Fieldhouse Bar & Grill violated Section 4-2-2(B) of the City Code by serving alcohol on floors other than the ground floor without qualifying for an exception allowing service and consumption on more than the ground floor and imposing a fourteen-day alcohol license suspension under City Code Sections 4-2-5(C)(1) and (C)(4).

Prepared By: Geoff Fruin, City Manager

Reviewed By: Eric Goers, City Attorney
Dustin Liston, Chief of Police
Scott Lyon, Fire Chief
Danielle Sitzman, Development Services Coordinator
Liz Craig, Asst City Attorney

Fiscal Impact: None

Staff Recommendation: Approval

Commission Recommendations: N/A

Attachments: [City Attorney Memo](#)
[Exhibit List to CAO Memo](#)
[Exh. 1 May/June 2024 Emails Regarding Redevelopment of 138 S. Clinton Street](#)
[Exh. 2 6/26/24 City Note re: "New Restaurant and Bar" Building Plans](#)
[Exh. 3 10/16/24 Menu Submitted by Tracy Barkalow](#)
[Exh. 4 11/15/24 "New Restaurant and Bar" Approved Building Plans](#)
[Exh. 5 January 2025 Class C Retail Alcohol License Application Material and Diagram for 138 South Clinton Inc \(dba Karma Nightclub\)](#)
[Exh. 6 1/17/25 City Attorney's Office letter to 138 South Clinton Inc Regarding Alcohol License Application](#)
[Exh. 7 1/21/25 Council Minutes Approving 138 South Clinton Inc \(dba Karma Nightclub\) Class C Alcohol License](#)
[Exh. 8 3/1/25-2/28/25 Class C Retail Alcohol License " 138 South Clinton Inc \(dba Karma Nightclub\)](#)
[Exh. 9 7/23/25 Letter from City Manager Geoff Fruin to Tracy Barkalow](#)
[Exh. 10 The Fieldhouse Bar & Grill, Alcohol License Information and Addendum \(8/21/25\)](#)
[Exh. 11 8/27/25 Letter from Tracy Barkalow to City Attorney Goers](#)
[Exh. 12 9/25/25 Council Minutes Approving Change in Ownership of 138 South Clinton Inc to Tracy Barkalow and Brian Hughes](#)
[Exh. 13 3/1/25-2/28/25 Class C Retail Alcohol License " 138 South Clinton Inc \(dba The Fieldhouse Bar & Grill\)](#)
[Exh. 14 Fieldhouse Select Facebook Posts, 9/24/25-January 2026](#)

Exh. 15 11/7/25 Daily Iowan article, "Fieldhouse bar unveils new three-level location."

Exh. 16 11/7/25 Daily Iowan article, "Fieldhouse bar unveils new three-level location."

Exh. 17 11/19/25 Iowa City Press Citizen article "Fieldhouse returns in new spot as owners vow to revive the Union Bar. What to Know."

Exh. 18 12/3/13, City of Iowa City Ordinance 13-4564, Ordinance Amending Title 4, Alcoholic Beverages, Chapter 2, Liquor Licenses and Beer Permits, Section 2, Premises Requirements, Subsection B, to Modify and Clarify the Ground Floor Requirement Resolution

Executive Summary:

State law provides that, after a hearing, an alcohol license may be suspended for violation of a local ordinance. City staff recommends a fourteen-day suspension for The Fieldhouse Bar & Grill due to violation of the City Code.

Background / Analysis:

Iowa Code Section 123.39(2) provides that, after a hearing, an alcohol license may be suspended for violation of a local ordinance. Iowa City Code Section 4-2-2(B) provides that no alcohol license for serving and consuming on premises shall be approved for an establishment which is not located entirely on the ground floor unless the establishment qualifies for an exception. City Council approved the alcohol license on the basis that it would operate a restaurant, which it has not done. This hearing is the time designated for the Council to determine if a violation of Iowa City Code occurred and then to consider whether to suspend The Fieldhouse Bar & Grill's alcohol license. City staff recommends a fourteen-day suspension.

Attached is a Memorandum with exhibits detailing the City Code violation. If the license is suspended, the decision may be appealed by the licensee to the Iowa Department of Revenue.



CITY OF IOWA CITY MEMORANDUM

Date: January 12, 2026
To: City Council
From: Liz Craig, Assistant City Attorney
Re: Alcohol Suspension Hearing - 138 South Clinton Inc, dba The Fieldhouse

On your January 20, 2026 Council agenda you will find a request to suspend the alcohol license of 138 South Clinton Inc, dba The Fieldhouse Bar and Grill ("The Fieldhouse"). This memo is intended to provide additional factual and legal background for the City's requested suspension. Exhibits 1-18 are attached to this memo.

I. Introduction

At its January 21, 2025 meeting, Council approved a new Class C Retail Alcohol License for 138 South Clinton Inc, the tenant occupying a building located in downtown Iowa City at 138 S. Clinton Street. The owners of the corporate entity are Tracy Barkalow and Brian Hughes. The owner of the building is TSB Holdings, LLC. Tracy Barkalow is the Manager of TSB Holdings, LLC.

The alcohol license approved included the entire premises at 138 S. Clinton Street, the old Active Endeavors building. 138 S. Clinton Street consists of a basement, the ground floor, a second floor, and two mezzanine levels, all connected by multiple staircases. City staff approved the alcohol license for the entire multi-floor premises on the basis that the business operated at 138 S. Clinton would be a restaurant. During the alcohol license application process the applicant represented that the establishment would operate a restaurant and relied upon building plans for a "restaurant and bar." The applicant had previously submitted a complete sample restaurant menu to City staff containing appetizers, salads, sandwiches, and desserts.

The Fieldhouse opened on November 6, 2025. Since its opening, The Fieldhouse has not operated as a restaurant. The Fieldhouse advertises and operates as a bar and serves alcohol on the ground floor and second floor, as well as on the "mezzanine" levels. Iowa City Police Department officers have never seen a menu on the premises nor observed any customers eating food, although The Fieldhouse states it has pizza and hot dogs available until 10:00 p.m. The Fieldhouse's primary function is not the service of food to customers but rather the service of alcohol.

A license covering more than the ground floor of 138 S. Clinton Street would not have been approved unless 138 South Clinton Inc qualified as a restaurant because Iowa City Code Section 4-2-2(B) provides that no alcohol license for serving and consuming on premises shall be approved for an establishment which is not located entirely on the ground floor of a building unless the establishment qualifies for an exception. The only exception even possibly applicable in this case is for restaurants. At the alcohol license application stage, owners of 138 South Clinton Inc misrepresented the nature of the

business they would operate, leading City staff to conclude that the establishment would be a restaurant. For these reasons, the City requests 138 South Clinton Inc's alcohol license be suspended for fourteen days, pursuant to Iowa City Code Sections 4-2-5(C)(1) and (C)(4) and Iowa Code section 123.39. In addition to accountability, this will provide The Fieldhouse time to transition its business from a bar to a restaurant, which would allow The Fieldhouse to legally serve alcohol on more than the ground floor.

II. Factual and Legal Background

A. Approval of 138 South Clinton Inc's Building Permit for a "New Restaurant & Bar"

On May 1, 2024, City staff met with 138 South Clinton Inc's architect regarding a concept plan to renovate 138 S. Clinton Street from the retail space Active Endeavors had occupied, into a bar. See Exh. 1. Staff explained that if the occupant obtained a liquor license, it would have to be a restaurant or private club in order to operate on multiple floors. The concept plan did not show any kitchen space in the renovated space.

On June 11, 2024, an owner of 138 South Clinton Inc asked building inspection services for "next step(s)" with a "statement that it will be a restaurant." City staff informed the owner of 138 South Clinton LLC and Tracy Barkalow to apply for a building permit.

On June 12, 2024, 138 South Clinton Inc, through Mr. Barkalow, began submitting building plans for the renovation of 138 S. Clinton Street from retail space into a "restaurant and bar." The plans submitted showed the layout of the multi-floor establishment. In the basement was storage, office space, and restrooms. On the ground floor there were two dining areas with tables and chairs and a "bar service." On the ground floor mezzanine was the kitchen, a game room and a party room. On the second floor was another dining area, "bar service," and performance area. On the second-floor mezzanine was a lounge and atrium. Exh. 4.

City building inspectors began working with Mr. Barkalow to approve the renovation plans by providing comments and revisions. In the first set of comments on June 26, 2024, City staff informed Mr. Barkalow that "Because 138 S. Clinton is [a] multi-level building that will be requesting a liquor license, the project is being reviewed that the use will be a restaurant as defined by Title 4 [Alcoholic Beverages] in the City Code. In order to be a restaurant it must meet the criteria stated in the definition of restaurant." Exh. 2. The inspector included the definition of a restaurant set forth in the City's alcohol ordinances on the cover page of the City's revisions to the plans. Staff also requested 138 South Clinton Inc submit a sample menu so that staff could determine whether adequate cooking equipment and an adequate hood ventilation system was provided for the types of food being prepared.

On October 16, 2024, 138 South Clinton Inc submitted a menu that included a variety of food items, including appetizers such as bruschetta, table bread, and a charcuterie board; various salads (including gluten free options); cold deli sandwiches such as cucumber tea sandwiches and egg, turkey, or chicken salad; and desserts such as locally-sourced ice cream of the week and locally-sourced cheesecake. Exh. 3.

The City approved 138 South Clinton Inc's building plans for a restaurant on November 19, 2024 and issued a building permit. In June 2025, the building plans were changed by Mr. Barkalow to move the kitchen to the basement level. The former kitchen space on the ground floor added square footage for more tables and seating in the party room area. City staff approved the new plans on June 4, 2025.

Renovations took place in the summer and fall of 2025. Staff issued a temporary certificate of occupancy on November 6, 2025.

B. Approval of 138 South Clinton Inc's Alcohol License for All Three Floors of 138 S. Clinton Street

When Council first approved its alcohol license, 138 South Clinton Inc was doing business as "Karma Nightclub." No business was operating inside the building, and renovations were yet to be completed. The application included the building plans for the space, showing the premises to be licensed. All three floors were included. Mr. Barkalow explained to the Clerk's office on January 10, 2025 that 138 South Clinton Inc had been waiting until its building plans were approved to submit the alcohol license application.

The Clerk's office forwarded Mr. Barkalow's correspondence to the departments responsible for approving the alcohol license to go on the City Council agenda: Police, Fire, and Building Inspection services. Those departments approved the alcohol license application for the proposed restaurant space, and the new license was placed on City Council's January 21, 2025 agenda. Council approved the new alcohol license for the entire, multi-floor premises of 138 S. Clinton Street. Exh. 7.

Council approved an ownership change for 138 South Clinton Inc on September 16, 2025, with ownership of the corporate entity changing to Tracy Barkalow and Brian Hughes. Mr. Barkalow and Mr. Hughes changed the d/b/a name of 138 South Clinton Inc from Karma Nightclub to The Fieldhouse Bar & Grill. The alcohol license originally issued remained in place because the corporate entity did not change.

C. Operation of The Fieldhouse as a Bar, Not a Restaurant

Since The Fieldhouse opened on November 6, 2025, it has not operated in a manner that qualifies it as a restaurant under Iowa City Code 4-1-1, which defines "restaurant," making it impermissible to operate on floors other than the ground floor. Iowa City Code

Section 4-2-2(B) provides that no alcohol license for serving and consuming on premises shall be approved for an establishment which is not located entirely on the ground floor of a building unless the establishment qualifies for an exception, one of which is the restaurant exception. The requirement serves public safety, in that the ability of the police department and fire department to quickly access and respond to emergencies outside the ground floor is diminished, and public safety services are needed more frequently in bars. Exh. 19.

For the purpose of Title 4, “restaurant” is defined by Iowa City Code 4-1-1, and states as follows:

A business whose primary function is the service of food to customers and which meets the following criteria:

- A. Prepares meals on the premises and provides meal service to each floor of the premises which is open to the public while the kitchen is open;
- B. Has a food service menu from which customers may order;
- C. Has an employee whose primary duty is the preparation of food and an employee whose primary duty is to serve food to customers;
- D. Has a kitchen separate from the bar equipped with adequate cooking equipment; adequate hood ventilation system that complies with state/local fire and building codes; two 3-compartment sinks or a commercial dish machine; adequate food storage, refrigeration, and holding equipment. Kitchen must meet basic food requirements of a full-service food establishment as certified by the Johnson County Health Department.
- E. Operates the restaurant service during at least sixty percent (60%) of the hours that the business is open to the public; and
- F. Holds itself out to be a restaurant and advertises itself as a restaurant if it advertises.
- G. Includes a cafe, cafeteria, coffee shop, delicatessen, ice cream shop, lunchroom, or tearoom.

Under Iowa City Code 4-1-1, to be a restaurant, a business’s “primary function” must be the service of food, and it must meet the criteria set forth under code.

It is undisputed that The Fieldhouse has a kitchen that is separate from the bar, and that The Fieldhouse has adequate cooking equipment to operate as a restaurant. The Fieldhouse therefore meets *one* requirement for a restaurant. City staff worked with Mr. Barkalow to approve building plans for a restaurant, as staff was told that a restaurant would be operating in this space.

However, The Fieldhouse has advertised and held itself out as a bar, not a restaurant, from before it opened to the public until now. The Fieldhouse began posting on Facebook on September 24, 2025. Its hashtags included “#fieldhouseiowacity

#downtowniowacity #iowacitybars and #uiowabars". It advertised "Two big bars to serve all of you!!!" A video tour posted on November 7, 2025 featured "4 different hang-out spots plus a bathroom level on the bottom floor with an LED sign that's perfect for pics! We have two fully stocked bars, tables for you and the crew, a giant dance floor, and oh yeah a TON of TVs! All decorated in everyone's favorite black and gold." No food is seen in the promotional video. In subsequent months, The Fieldhouse's social media has featured beer buckets, seltzer buckets, "progressive" pitchers, "progressive domestics," "\$2 well drinks," "\$3 domestic tallboys," and a "beer tub" with assorted beers for \$5. On November 26, 2025, The Fieldhouse posted "Happy Drunksgiving" and encouraged people to go out "because staying in just isn't blackout Wednesday behavior." Exh. 15.

The Fieldhouse's service of food is incidental, rather than its "primary function." On approximately six occasions since September 2024, The Fieldhouse has advertised on Facebook that it offers pizza and hot dogs. Fieldhouse staff informed police on December 9, 2025 that there are frozen pizza and hot dogs available until 10:00 p.m. This restaurant service would be less than 60% of the hours that The Fieldhouse is open, as The Fieldhouse states that it is regularly open from 6:00 p.m. until 2:00 a.m. 60% of these hours would equal 4.8 hours, making food service required from 6:00 p.m. to approximately 10:45 p.m., or another equivalent time period.

According to The Fieldhouse staff, there are no "servers" at The Fieldhouse but there is kitchen staff that warms up the pizza and hot dogs. There is no menu available on The Fieldhouse's Facebook page. Iowa City Police officers entered The Fieldhouse on five occasions in November and ten occasions in December 2025. Officers never observed a food menu or food being served. On Friday, January 9, 2026, at approximately 6:50 p.m., Fieldhouse staff informed an officer that the staff who cooks pizza and hot dogs does not come in until 9:00 p.m. There were no customers eating. On January 10, 2026, at approximately 6:37 p.m., a staff member working at the bar informed police she was also responsible for warming up pizza and hot dogs. That staff member also appeared to be checking identification for customers entering The Fieldhouse. There was no customer observed eating at that time, either, although there were customers drinking.

Although The Fieldhouse obtained a food service license from Johnson County Public Health on November 6, 2025 (this is required for food service and the service of alcoholic beverages, even if food is not served), The Fieldhouse never provided Johnson County officials with a menu. In its application, Mr. Barkalow informed Johnson County that The Fieldhouse would have a "full service menu (numerous items)."

Mr. Barkalow assured City staff that The Fieldhouse Bar & Grill would serve food during its hours of operation and that The Fieldhouse had an "established menu." Considering the criteria in Iowa City Code 4-1-1, The Fieldhouse's "primary function" is not as a restaurant.

III. Suspension of Alcohol License

Iowa Code Section 123.39 provides that, after a hearing, an alcohol license may be suspended for violation of a local ordinance.

Iowa City Code provides that City Council may suspend an alcohol license after the license holder is given written notice and opportunity for a hearing. Iowa City Code 4-2-5(B). Mr. Barkalow and Mr. Hughes, the current legal owners and managers of 138 South Clinton Inc, were timely served with notice of this hearing and given the opportunity to provide information to Council.

Council may suspend a license due to misrepresentation of any material fact in the application for an alcohol license or for any event which would have resulted in disqualification from receiving a license when originally issued. Iowa City Code 4-2-5(C). 138 South Clinton Inc made material misrepresentations of fact in applying for the original alcohol license regarding the nature of the business that would operate at 138 S. Clinton Street, representing that the business would operate as a restaurant. It does not operate as a restaurant but nonetheless operates on floors other than the ground floor. It operates as a bar.

City staff consistently and repeatedly informed the owners of 138 South Clinton Inc prior to its opening that it must operate as a restaurant to have an alcohol license that covers more than just the ground floor of 138 South Clinton Street. Building Inspection Services staff informed Mr. Barkalow of this requirement when he first submitted renovation plans for the space in June, 2024. Exh. 2. The City Attorney's Office informed the registered agent of 138 South Clinton Inc on January 17, 2025, that the City would recommend approval of the alcohol license application for 138 South Clinton Inc based on the approved restaurant building plans stating that 138 South Clinton Inc would operate a "food and beverage establishment." Exh. 6. On July 23, 2025, the City reiterated in a letter to Mr. Barkalow that 138 South Clinton Inc must operate a restaurant to serve alcohol on more than the ground floor, and that if it did not, the City would take action to protect the public interest. Exh. 9. On August 27, 2025, Mr. Barkalow assured City staff that the "use" of 138 South Clinton Inc as a restaurant would not change due to the corporate change of ownership. Mr. Barkalow pointed out that The Fieldhouse already had "an established menu on file with Iowa City." However, the menu provided during the building permit process to substantiate the "use" of the property has never been implemented.

The restaurant requirement has been openly flouted by 138 South Clinton Inc. At most, the service of food is incidental to the service of alcohol – according to The Fieldhouse staff, the business does not even employ "servers." Its advertising campaign is focused on being a multi-floor bar.

A fourteen-day suspension of The Fieldhouse's alcohol license is therefore recommended. The reason for the requested fourteen-day suspension is the knowing and ongoing violation of the City's alcohol license premises requirement in order to obtain an alcohol license covering all floors of 138 S. Clinton Street. The Fieldhouse's operation of a bar that serves alcohol on multiple floors, instead of a restaurant, creates a public safety risk. A fourteen-day suspension will provide the Fieldhouse time to transition its business from a bar to a restaurant, which would allow The Fieldhouse to continue serving alcohol on more than the ground floor, presuming it is in compliance with other laws and ordinances.

A suspension may be appealed by the licensee to the Iowa Department of Revenue if a timely appeal is filed.

As always, should you have any questions or concerns, please do not hesitate to contact me.

CC: Geoff Fruin, City Manager
Eric Goers, City Attorney
Dustin Liston, Chief of Police
Scott Lyon, Fire Chief
Danielle Sitzmann, Development Services Coordinator

Iowa City Council Alcohol Suspension Hearing

EXHIBIT LIST TO CITY ATTORNEY MEMO, 1/20/26

- EXHIBIT 1 May/June 2024 Emails Regarding Redevelopment of 138 S. Clinton Street
- EXHIBIT 2 6/26/24 City Note re: “New Restaurant and Bar” Building Plans
- EXHIBIT 3 10/16/24 Menu Submitted by Tracy Barkalow
- EXHIBIT 4 11/15/24 “New Restaurant and Bar” Approved Building Plans
- EXHIBIT 5 January 2025 Class C Retail Alcohol License Application Material and Diagram for 138 South Clinton Inc (dba Karma Nightclub)
- EXHIBIT 6 1/17/25 City Attorney’s Office letter to 138 South Clinton Inc Regarding Alcohol License Application
- EXHIBIT 7 1/21/25 Council Minutes Approving 138 South Clinton Inc (dba Karma Nightclub) Class C Alcohol License
- EXHIBIT 8 3/1/25-2/28/25 Class C Retail Alcohol License – 138 South Clinton Inc (dba Karma Nightclub)
- EXHIBIT 9 7/23/25 Letter from City Manager Geoff Fruin to Tracy Barkalow
- EXHIBIT 10 The Fieldhouse Bar & Grill, Alcohol License Information and Addendum (8/21/25)
- EXHIBIT 11 8/27/25 Letter from Tracy Barkalow to City Attorney Goers
- EXHIBIT 12 9/25/25 Council Minutes Approving Change in Ownership of 138 South Clinton Inc to Tracy Barkalow and Brian Hughes
- EXHIBIT 13 3/1/25-2/28/25 Class C Retail Alcohol License – 138 South Clinton Inc (dba The Fieldhouse Bar & Grill)
- EXHIBIT 14 Fieldhouse Select Facebook Posts, 9/24/25-January 2026
- EXHIBIT 15 11/7/25 *Daily Iowan* article, “Fieldhouse bar unveils new three-level location.”
- EXHIBIT 16 11/7/25 Email from City Manager Fruin to Tracy Barkalow Regarding Operation of The Fieldhouse
- EXHIBIT 17 11/19/25 *Iowa City Press Citizen* article “Fieldhouse returns in new spot as owners vow to revive the Union Bar. What to Know.”

EXHIBIT 18 12/3/13, City of Iowa City Ordinance 13-4564, Ordinance Amending Title 4, Alcoholic Beverages, Chapter 2, Liquor Licenses and Beer Permits, Section 2, Premises Requirements, Subsection B, to Modify and Clarify the Ground Floor Requirement

Liz Craig

From: Tim Hennes <thennes@iowa-city.org>
Sent: Wednesday, June 12, 2024 8:26 AM
To: Corridor Entertainment; Kim Sleege
Cc: Terry Goerdt; Tracy Barkalow; Matt Miller
Subject: RE: 138 S. Clinton St. (Review Set)

Follow Up Flag: Follow up
Flag Status: Flagged

Apply for a building permit and have your mechanical, electrical, plumbing, fire sprinkler and fire alarm subcontractors apply for their permits.
When application with plans are received they'll be routed for review.

Tim Hennes
Senior Building Inspector
City of Iowa City
319-356-5122
thennes@iowa-city.org

From: Corridor Entertainment <info@icnightlife.com>
Sent: Tuesday, June 11, 2024 4:36 PM
To: Kim Sleege <ksleege@select-structural.com>
Cc: Tim Hennes <thennes@iowa-city.org>; Terry Goerdt <tgoerdt@iowa-city.org>; Tracy Barkalow <tracy@barkalowhomes.com>; Matt Miller <mmiller@select-structural.com>
Subject: Re: 138 S. Clinton St. (Review Set)



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

Good day. So what would the next step(s) be with the revised drawing now showing everything as required and statement that it will be a restaurant.

Thanks!

Jason

On Mon, Jun 10, 2024 at 8:22 AM Kim Sleege <ksleege@select-structural.com> wrote:

6/10/2024

Tim & Terry,

Good morning. Tracy Barkalow asked me to send our current 138 S. Clinton St. Drawings for your review (24"x36" PDF's attached). We welcome any questions or comments regarding this project.

Respectfully,

Kim R. Sleege, A.I.A.

Licensed Architect



606 14th Ave SW, Cedar Rapids, IA 52404

Ph:319.365.1150 Cell:319.560.2113

www.select-structural.com

From: Tim Hennes <thennes@iowa-city.org>
Sent: Monday, May 13, 2024 2:21 PM
To: Kim Sleege <ksleege@select-structural.com>
Cc: Terry Goerdt <tgoerdt@iowa-city.org>
Subject: 138 S. Clinton St.

Good morning Kim,

I wanted to follow up with from our meeting on May 1.

This location cannot be used for a drinking establishment. This means that if the tenant has a liquor license, they must close by midnight.

If the tenant establishes a restaurant or a private club in this location, it can be operated on multiple floors like you show in your concept. If not, the limitation in Section 4-2-2(B) applies and the establishment must be entirely on the ground floor of the building.

The City defines club as "any nonprofit corporation or association of individuals, which is the owner, lessee, or occupant of a permanent building or part thereof, membership in which entails the prepayment of regular dues and is not operated for a profit other than such profits as would accrue to the entire membership." A private club is a club that is not open to the public. The Iowa Smokefree Air Act and its regulations similarly define a private club. Such clubs

cannot be operated for financial gain and can only sell alcohol as incidental to its operation. Attached is the Iowa Health and Human Services' guidance on those laws.

The verified statement indicates the tenant will be serving food. There is no area dedicated to a kitchen or food prep in the concept you submitted, though. Before the City can make a determination on whether this use complies with local ordinances, we will need business records to support the food service.

Please pass this information on to Jason and Tracy.

Let me know if you have any questions.

Tim Hennes

Senior Building Inspector

City of Iowa City

319-356-5122

thennes@iowa-city.org

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NEW RESTAURANT & BAR

(FORMER ACTIVE ENDEAVORS)

138 S CLINTON STREET

IOWA CITY, IOWA 52240

PROJECT CODE SUMMARY

- PROJECT NAME:**
NEW RESTAURANT & BAR
(FORMER ACTIVE ENDEAVORS)
- LOCATION:**
138 S. CLINTON STREET
IOWA CITY, IOWA 52240
- BUILDING OWNER:**
TRACY BARKALOW
TSS HOLDINGS, LLC
250 12TH AVE STE 150
CORALVILLE, IA 52241
- TENANT:**
138 SOUTH CLINTON INC.
% JASON ZEMAN
(319) 422-7156
info@138southclinton.com
- ARCHITECTURE:**
KIM SLEEGE, AIA
SELECT STRUCTURAL ENGINEERING
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
(319) 365-1150
ksleege@select-structural.com
- STRUCTURAL:**
CHRIS SCHARES
SELECT STRUCTURAL ENGINEERING
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
(319) 365-1150
cschares@select-structural.com
- BUILDING CODE:** 2021 IBC
<https://osha-daily.enr.com/codes/iowacity/latest/iowacity-ig-ig-14764>
- GENERAL DESCRIPTION:**
RESTAURANT & BAR (EXISTING BUILDING REMODEL)
- BUILDING DESCRIPTION (MATERIALS & SYSTEMS):**
CONCRETE FOUNDATIONS AND FOOTINGS, CONCRETE SLAB,
CONCRETE STRUCTURE (COLUMNS & FLOOR/BEAMS), MASONRY
BLOCK & BRICK, MEMBRANE ROOFING, ALUM. STOREFRONT
DOORS & WINDOWS, NEW METAL STUDS AND JOISTS, METAL
DECK W/ CONCRETE TOPPING, AND PAINTED GYPSUM BOARD.
- BUILDING SIZE (SEE PLANS):**
LOWER LEVEL & BASEMENT = 3,436 SQ. FT.
1ST FLOOR + MEZZANINE = 3,436 SQ. FT.
2ND FLOOR + MEZZANINE = 3,436 SQ. FT.
BUILDING TOTAL = 10,314 SQ. FT.
- CONSTRUCTION TYPE:** (IBC CHAPTER 6 & TABLE 601)
TYPE II-B (NON-RATED)
- OCCUPANCY GROUP:** (IBC SECTION 303.3)
A-2 (ASSEMBLY) - RESTAURANT & BAR
- ALLOWABLE BUILDING HEIGHT:** (IBC TABLE 504.3 & 504.4);
TYPE II-B / OCCUPANCY A-2 (MOST RESTRICTIVE)
MAX. ALLOWABLE HEIGHT IN FEET = 60(S)
MAX. ALLOWABLE HEIGHT IN STORIES = 3(S)
- ALLOWABLE AREA:** (IBC TABLE 506.2);
(A) TABULAR ALLOWABLE AREA FACTOR:
A-2 (ASSEMBLY) = 28,500 SQ. FT. (SM)
BUILDING (ACTUAL) 10,314 SQ. FT. < 28,500 SQ. FT. (ALLOWABLE)
[OKAY]
- FIRE RESISTANCE REQUIREMENTS:** (IBC TABLE 601 & 705.5)
TYPE II-B
STRUCTURAL FRAME = 0
BEARING WALLS (EXTERIOR) = 2 HOUR (IBC TABLE 706.4)
BEARING WALLS (INTERIOR) = 0
NON BEARING WALLS/PARTITIONS (EXTERIOR) = 0
BEARING WALLS/PARTITIONS (INTERIOR) = 0
FLOOR CONSTRUCTION (MEZZANINE) = 0
ROOF CONSTRUCTION = 0
- AUTOMATIC SPRINKLER SYSTEM:** (IBC 903.2.1.2 & 903.3.1.1)
A-2 RESTAURANT
FIRE AREA GREATER THAN 5,000 SQ. FT.
OCCUPANT LOAD MORE THAN 100
FIRE AREA ON MULTIPLE FLOORS
THEREFORE AUTOMATIC SPRINKLER SYSTEM REQUIRED
IN ACCORDANCE WITH NFPA (DESIGN BY OTHERS)
- FIRE ALARM:** (IBC 907.2.1)
A-2 RESTAURANT
OCCUPANT LOAD LESS THAN 300
MORE THAN 100 PEOPLE ON UPPER LEVELS
NOTE: SEE EXCEPTION - MANUAL FIRE ALARM BOXES NOT
REQUIRED WITH AUTOMATIC SPRINKLER SYSTEM AND
NOTIFICATION UPON SPRINKLER WATER FLOW (VERIFY W/ CITY)
THEREFORE NOTIFICATION SYSTEM REQ. (DESIGN BY OTHERS)
- OCCUPANT LOAD:** (IBC TABLE 1004.5)
BASEMENT & LOWER LEVEL: 2,900 SQ. FT. (USEABLE)
STORAGE = 1,630 SQ. FT. / 300 OLF = 5
REST ROOMS = 780 SQ. FT. / 0 OLF = 0
OFFICE = 160 / 150 OLF = 2
CIRCULATION = 330 SQ. FT. / 0 OLF = 0
1ST FLOOR & MEZZ: 2,900 SQ. FT. (USEABLE)
BAR (STAFF) = 150 SQ. FT. / 50 OLF = 3
DINING = 960 SQ. FT. / 15 OLF = 64
GAME AREA = 300 SQ. FT. / 50 = 6
KITCHEN = 600 SQ. FT. / 200 OLF = 3
CIRCULATION = 890 SQ. FT. / 0 OLF = 0
2ND FLOOR & MEZZ: 2,900 SQ. FT. (USEABLE)
PERFORMANCE AREA = 162 SQ. FT. / 15 OLF = 11
D.J. BOOTH = 72 SQ. FT. / 150 OLF = 1
BAR (STAFF) = 200 SQ. FT. / 50 OLF = 4
DINING = 760 SQ. FT. / 15 OLF = 51
ATRIUM = 300 SQ. FT. / 30 OLF = 10
DANCE = 200 SQ. FT. / 5 OLF = 40
STORAGE = 112 SQ. FT. / 300 OLF = 1
MECH/ELECT. = 300 SQ. FT. / 300 SQ. FT. = 1
CIRCULATION = 794 SQ. FT. / 0 OLF = 0
TOTAL BUILDING OCCUPANCY = 282
- EXITS REQUIRED:** (IBC TABLE 1006.3.3)
BUILDING EXITS:
(2) 3'-0" WIDE EXTERIOR EGRESS DOORS
(2) 3'-8" WIDE EXIT STAIRS
- EXITS PROVIDED:** (SEE PLANS)
GROUND FLOOR:
(4) 3'-0" WIDE EXTERIOR EGRESS DOORS (WEST SIDE)
(2) 3'-0" WIDE EXIT STAIRS (PERIMETER)
(1) 6'-0" WIDE EXIT STAIR (CENTRAL)
- EXIT ACCESS TRAVEL:** (IBC TABLE 1017.2)
250 FEET (MAX.)
- SPACES WITH ONE EXIT:** (IBC TABLE 1006.2.1)
75 FEET (MAX.) AND 49 MAX. OCCUPANT LOAD
- EMERGENCY LIGHTS AND EXIT SIGNS:** (IBC 1013.1 & 1008.3)
EXIT DOORS SHALL BE PROVIDED WITH EXIT SIGN(S)
LOCATED ABOVE DOOR (SEE PLANS)
VISIBLE IN DIRECTION OF TRAVEL
(VERIFY LOCATIONS WITH FIRE DEPARTMENT)
EXIT PATHWAYS SHALL BE PROVIDED EMERGENCY LIGHTING
(VERIFY LOCATIONS WITH FIRE DEPARTMENT)
SEE PLANS FOR LOCATIONS
- FIRE EXTINGUISHERS:** (IBC 906 & 906.2)
PORTABLE FIRE EXTINGUISHERS REQUIRED PER IFC & NFPA 10
4A-10BC 10LBS AT EXITS (SURFACE MOUNT) - SEE PLANS
K-RATED 10LBS AT KITCHEN (SURFACE MOUNT) - SEE PLANS
PROPERLY TAGGED BY LOCAL LICENSED CONTRACTOR
VERIFY LOCATIONS WITH FIRE DEPARTMENT
SEE PLANS FOR LOCATIONS
- HANDICAP ACCESSIBILITY:** (IBC CHAPTER 11);
NOTE: 2,800 SQ. FT. USEABLE SPACE PER FLOOR
ACCESSIBLE SITE PER IBC 1103.1
ACCESSIBLE 1ST (MAIN) FLOOR (SEE PLAN)
ACCESSIBLE ADA REST ROOM 1ST (MAIN) FLOOR (SEE PLAN)
THRESHOLDS PER IBC 1010.1.6
SIGNAGE PER IBC 1112 & 1112.2
PANIC HARDWARE PER IBC 1010.2.9.3
- INTERIOR FINISHES/CLASS:** (IBC TABLE 803.13)
PASSAGEWAYS B
CORRIDORS B
ROOMS C
- PLUMBING FIXTURES:** (UPC TABLE 422.1)
TOTAL OCCUPANT LOAD = (101 MALE + 101 FEMALE) = 202
(1) W.C. TOILETS PER 40 (FEMALE) = (3) REQ.
(1) W.C. TOILET PER 40 (MALE) = (3) REQ.
(1) URINAL = (1) W.C. TOILET (UP TO 50% SUBSTITUTION)
(1) LAVATORY/SINK PER 75 (FEMALE) = (2) REQ.
(1) LAVATORY/SINK PER 75 (MALE) = (2) REQ.
(1) SERVICE SINK REQ.
(1) D.F. DRINKING FOUNTAIN PER 500 = 1
NOTE: DRINKING FOUNTAINS NOT REQ. WHERE ICE WATER IS
SERVED PER UBC 410.4 SUBSTITUTION
(SEE PLANS FOR SCHEDULED FIXTURES)
- M/E/P DESIGN:** (BY OTHERS)
MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, VENTILATION,
SPRINKLER DESIGN BY OTHERS. PROVIDE ENGINEERED
DRAWINGS AS REQUIRED FOR PERMIT PRIOR TO ANY WORK.
EQUIPMENT SHOWN FOR REFERENCE ONLY (MAINTAIN ALL FIRE
RATED ASSEMBLIES)
NOTE: FINAL KITCHEN DESIGN & EQUIPMENT SELECTION BY
OTHERS (PER OWNER REQUEST - NO EXHAUST HOOD /
SUPPRESSION SYSTEM IS ANTICIPATED AT THIS TIME)



IOWA CITY, IOWA

INDEX OF DRAWINGS

#	DATE	BY	DESCRIPTION
A-000			COVER/CODE SUMMARY
A-050			FIRE SAFETY PLAN
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A-101			1ST FLOOR & MEZZANINE PLAN
A-102			2ND FLOOR & MEZZANINE PLAN
A-200			INTERIOR ELEVATIONS & ADA DETAILS
A-250			ROOM FINISH SCHEDULE
A-300			STAIR HANDRAILS & GUARDRAILS
S-101			FLOOR FRAMING PLAN

NOTE:

Because 138 S. Clinton is multi-level building that will be requesting a liquor license, the project is being reviewed that the use will be a restaurant as defined by Title 4 in the City Code. In order to be a restaurant it must meet the criteria stated in the definition of restaurant.

Restaurant:

- Prepares meals on the premises and provides meal service to each floor of the premises which is open to the public while the kitchen is open;
- Has a food service menu from which customers may order;
- Has an employee whose primary duty is the preparation of food and an employee whose primary duty is to serve food to customers;
- Has a kitchen separate from the bar equipped with adequate cooking equipment; adequate hood ventilation system that complies with state/local fire and building codes; two 3-compartment sinks or a commercial dish machine; adequate food storage, refrigeration, and holding equipment. Kitchen must meet basic food requirements of a full-service food establishment as certified by the Johnson County Health Department.
- Operates the restaurant service during at least sixty percent (60%) of the hours that the business is open to the public; and
- Holds itself out to be a restaurant and advertises itself as a restaurant if it advertises.
- Includes a cafe, cafeteria, coffee shop, delicatessen, ice cream shop, lunchroom, or tearoom.

Please revise plans to show 2 three compartment sinks as required in "D" above.
Provide sample menu so a determination can be made that adequate cooking equipment and adequate hood ventilation system is provided for types of food being provided.

REVIEW SET - JUNE 07, 2024
CITY REVIEW - JUNE 26, 2024

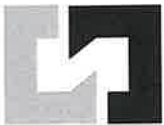


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KIM R. SLEEGE
Printed Name
Signature
6/30/2025
Registration Expires
Date
6/26/2024
Date Issued
9/06/1995
Date Issued

PAGES OR SHEETS COVERED BY THIS SEAL:
SEE INDEX OF DRAWINGS

SELECT STRUCTURAL



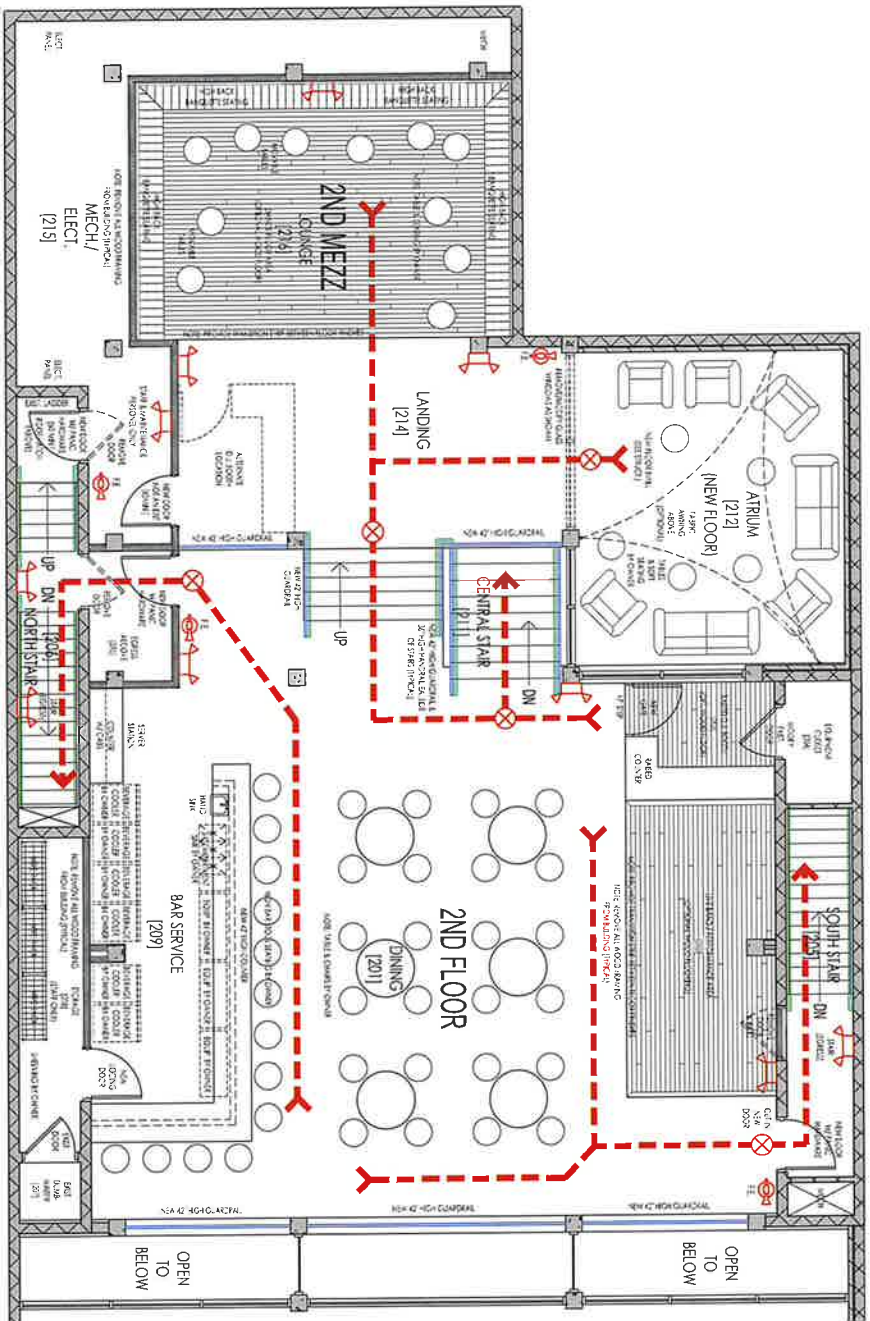
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NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

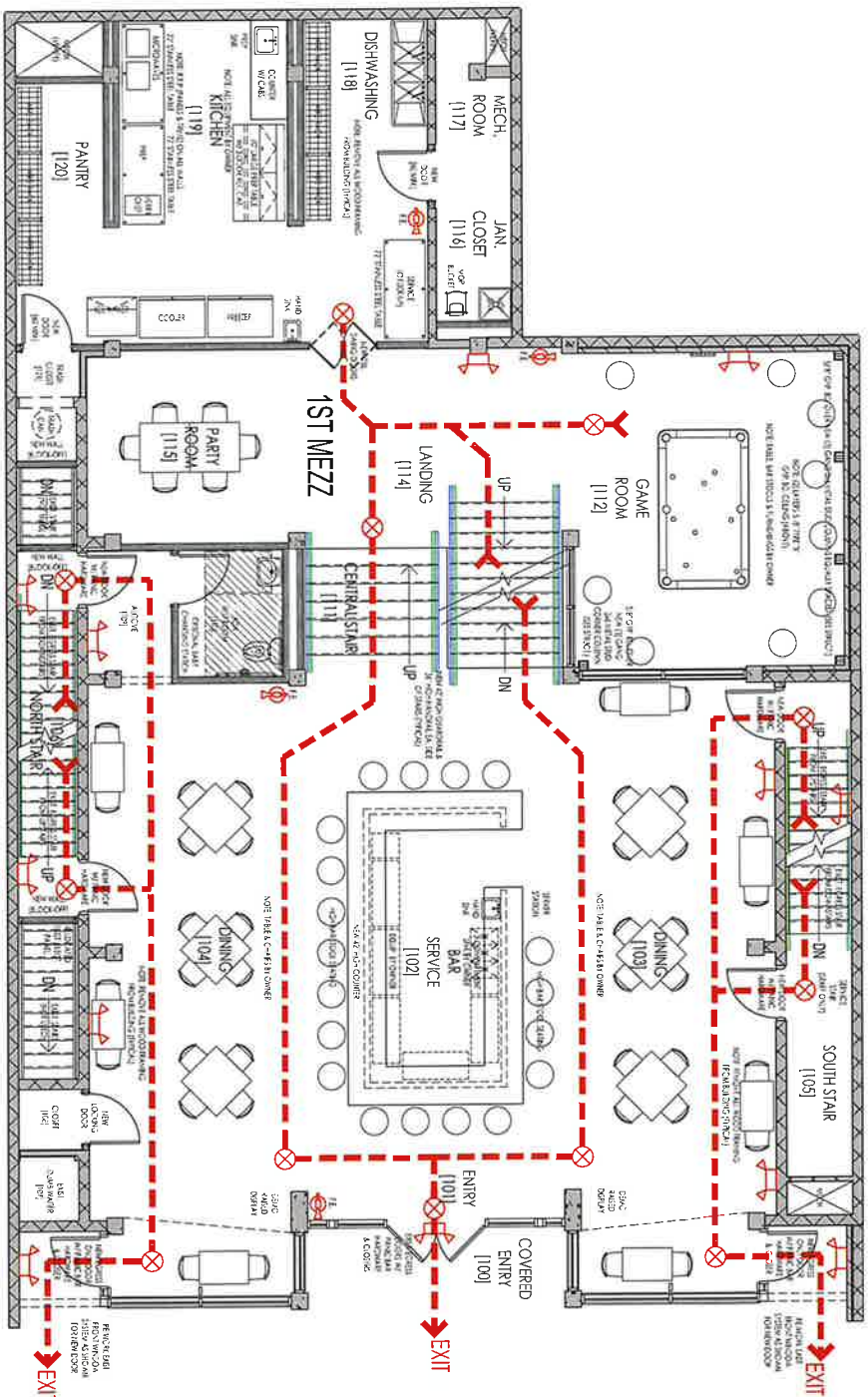
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A-000



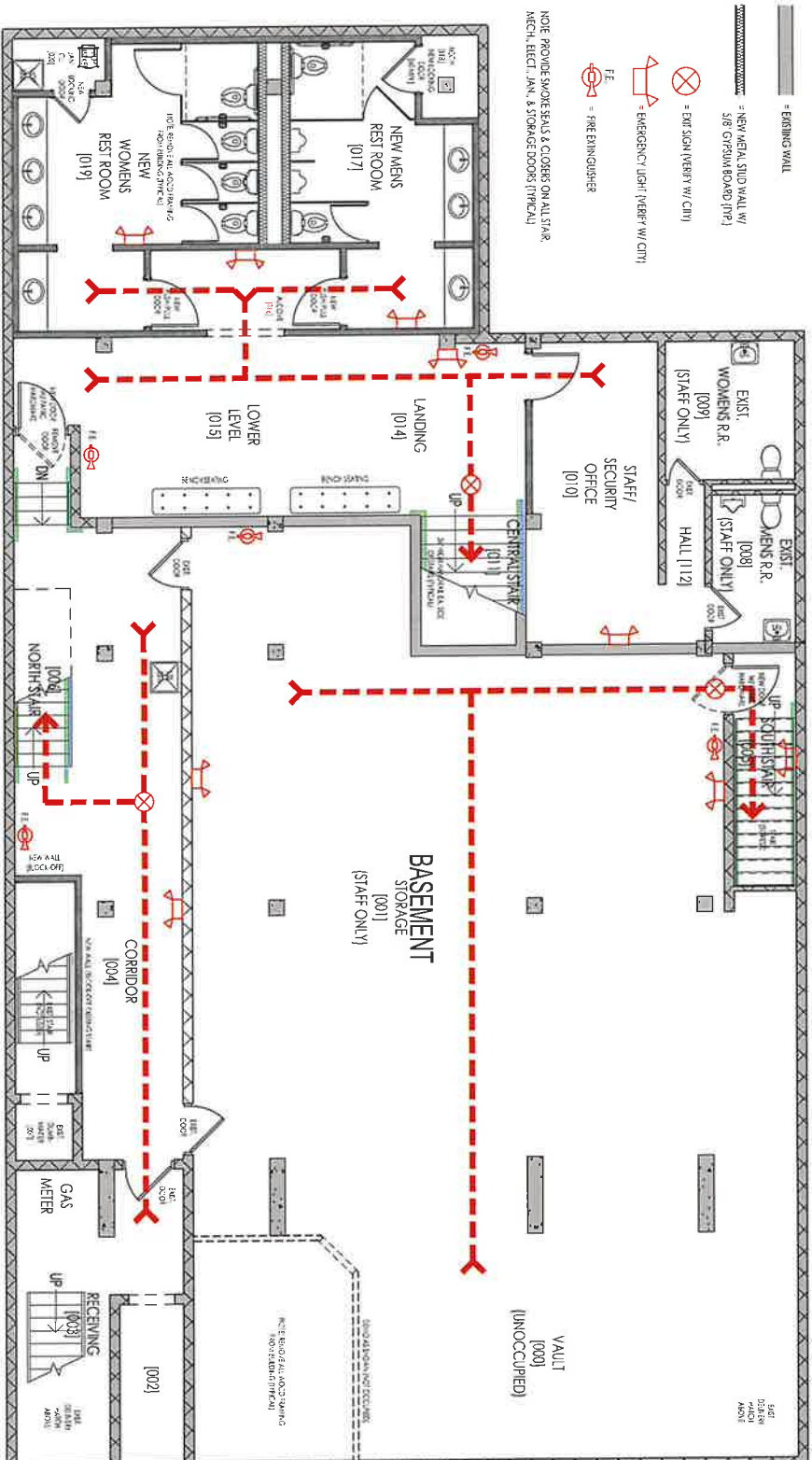
102 2ND FLOOR + MEZZ. PLAN
3/16S SFT. (2ND FL. + MEZZ.) NOTE: VERIFY ALL DIMENSIONS

Scale: 3/16" = 1'-0"



101 1ST FLOOR + MEZZ. PLAN
3/16S SFT. (1ST FL. + MEZZ.) NOTE: VERIFY ALL DIMENSIONS

Scale: 3/16" = 1'-0"



100 LOWER LEVEL + BASEMENT PLAN
3/16S SFT. (LOWER FL. + BASEMENT) NOTE: VERIFY ALL DIMENSIONS

Scale: 3/16" = 1'-0"

- EXIST. WALL
- NEW METAL STUD WALL W/ 5/8" Gypsum BOARD (TYP.)
- EXIT SIGN (VERIFY W/ CITY)
- EMERGENCY LIGHT (VERIFY W/ CITY)
- F.E. = FIRE EXTINGUISHER

NOTE: PROVIDE SMOKE SEALS & CLOSERS ON ALL STAIR, MECH., ELEC., JAN., & STORAGE DOORS (TYPICAL)

BASEMENT STORAGE (0001) (STAFF ONLY)

VAULT (0000) (UNOCCUPIED)

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARALOW & ASSOCIATES



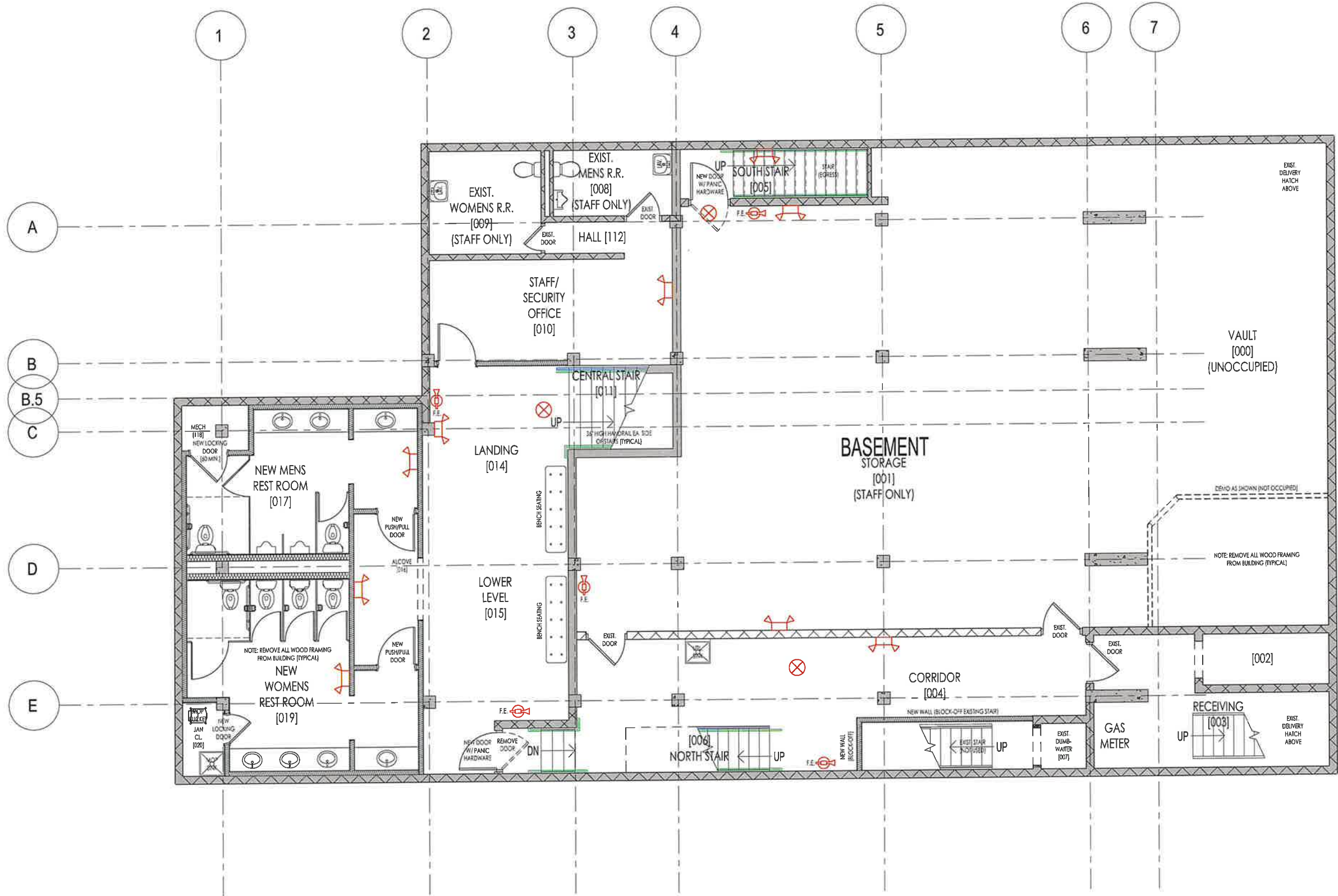
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1	6/26/2024	RGS	CITY REVIEW

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CHECKED BY: _____
APPROVED BY: _____
JOB DATE: 6/26/2024
JOB NO: 2435

PAGE NO: A-050
SHEET TITLE: FIRE SAFETY PLAN

SELECT STRUCTURAL
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150
2435 E NIABERRY RD. SUITE 240S
BETHLEHEM, IA 52722
563-339-3117

\\SSC-CEN\IT\Projects\2024\138 CLINTON - BAR/LOWE\SSC Drawings\138 CLINTON (CURRENT 2024).dwg



100

LOWER LEVEL + BASEMENT PLAN

3,438 SQ.FT. (LOWER LEVEL + BASEMENT)

NOTE: VERIFY ALL DIMENSIONS

Scale: 1/4" = 1'-0"

NOTE: PROVIDE SMOKE SEALS & CLOSERS ON ALL STAIR, MECH., ELECT. JAN. & STORAGE DOORS (TYPICAL)

= EXISTING WALL

= NEW METAL STUD WALL W/ 5/8" GYPSUM BOARD (TYP.)

= EXIT SIGN (VERIFY W/ CITY)

= EMERGENCY LIGHT (VERIFY W/ CITY)

= FIRE EXTINGUISHER

= NEW HANDRAIL (+36")

= NEW GUARDRAIL (+42")

SELECT STRUCTURAL

2435 E KIMBERLY RD., SUITE 2405
BETTENDORF, IA 52722
563-359-3117

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

REVISIONS

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1	6/26/2024	KRS	CITY REVIEW

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NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

BR

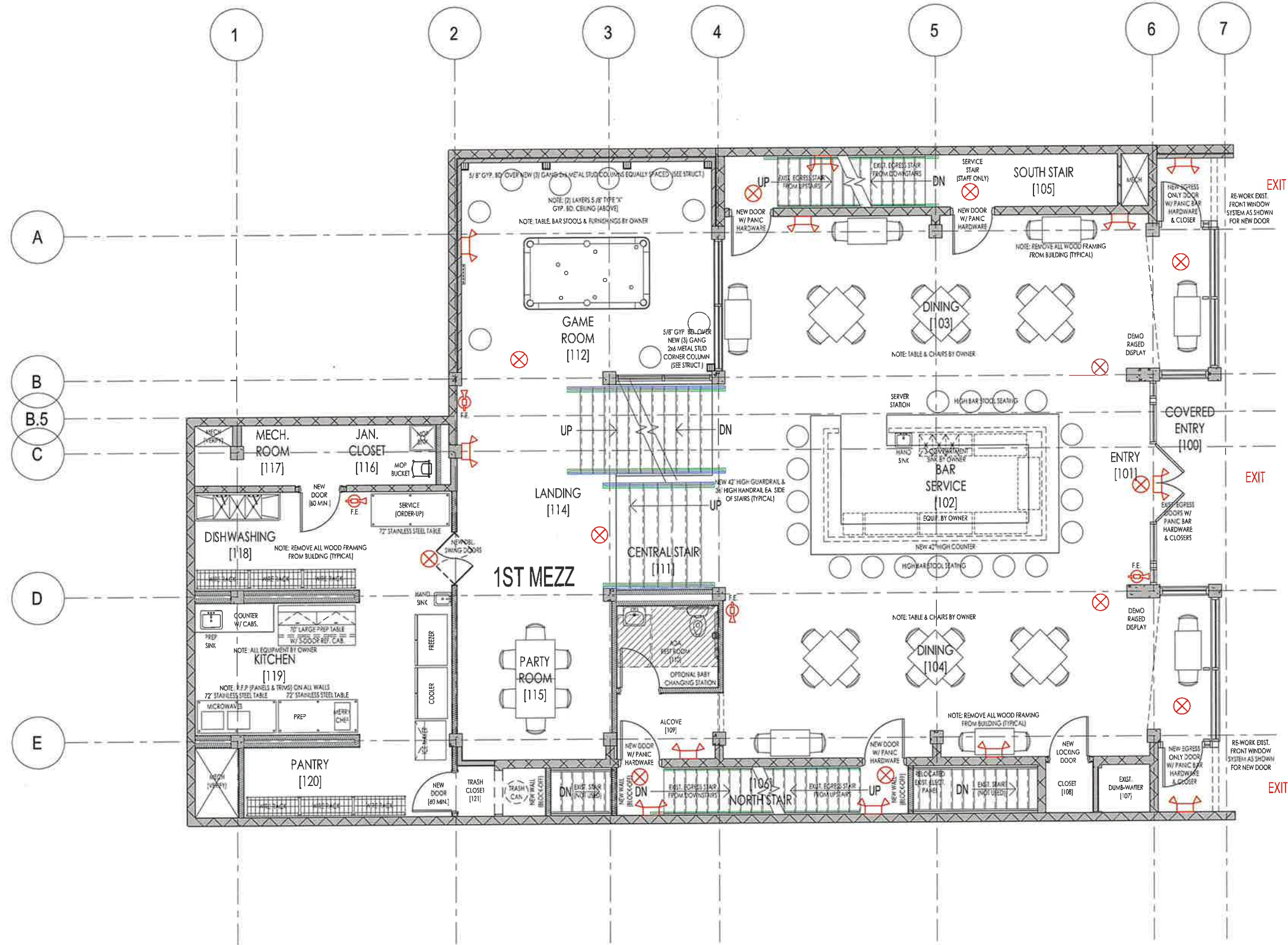
Bar/lowe & Associates, Inc.

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APPROVED BY:
JOB DATE: 6/26/2024
JOB NO: 2429

PAGE NO. A-100

SHEET TITLE LOWER LEVEL & BASEMENT PLAN

1/20/24 10:25:13 138 S CLINTON - BARKALOW LLC Drawing 138 - CLINTON (CURRENT 2024) 240



101 1ST FLOOR + MEZZ PLAN
3,438 SQ. FT. (1ST FLR + MEZZ)

NOTE: VERIFY ALL DIMENSIONS

NOTE: PROVIDE SMOKE SEALS & CLOSERS ON ALL STAIR MECH., ELEC. JAN. & STORAGE DOORS (TYPICAL)

Scale: 1/4" = 1'-0"

- = EXISTING WALL
- = NEW METAL STUD WALL W/ 5/8" GYPSUM BOARD (TYP.)
- = EXIT SIGN (VERIFY W/ CITY)
- = EMERGENCY LIGHT (VERIFY W/ CITY)
- = FIRE EXTINGUISHER
- = NEW HANDRAIL (+36")
- = NEW GUARDRAIL (+42")



NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

REVISIONS		DESCRIPTION
#	DATE	BY
1	6/26/2024	MRS
		CITY REVIEW



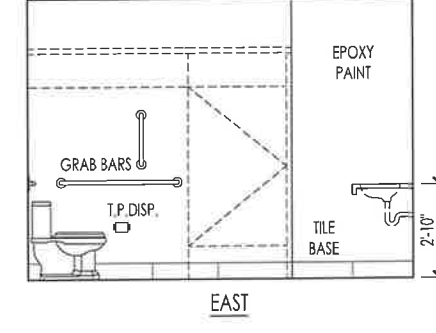
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2426 E KIMBERLY RD, SUITE 2405
BETHLEHEM, IA 52727
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

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JOB DATE:
JOB NO:

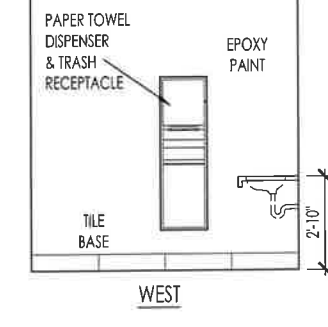
PAGE NO. A-100

SHEET TITLE
1ST FLOOR & MEZZANINE PLAN

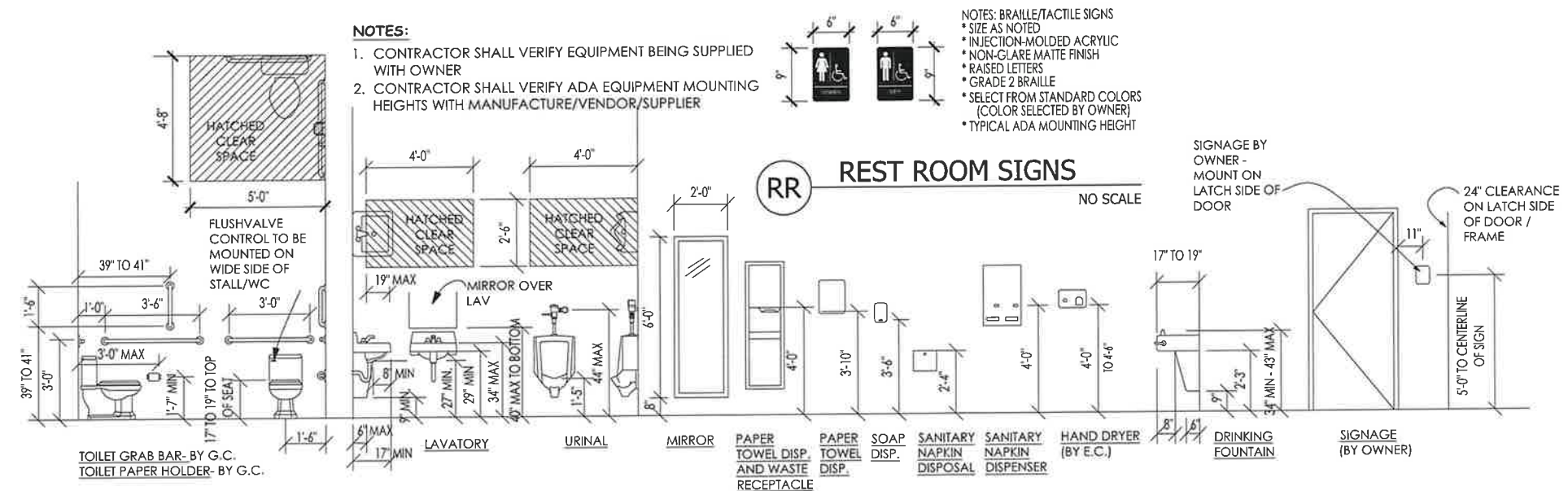
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Scale: $\frac{3}{8}'' = 1'-0''$



Scale: $\frac{3}{8}'' = 1'-0''$



Scale: $3/8" = 1'-0"$

ADA TYPICAL ADA REQUIREMENTS - FOR REFERENCE ONLY
SCALE: 3/8"=1'-0"

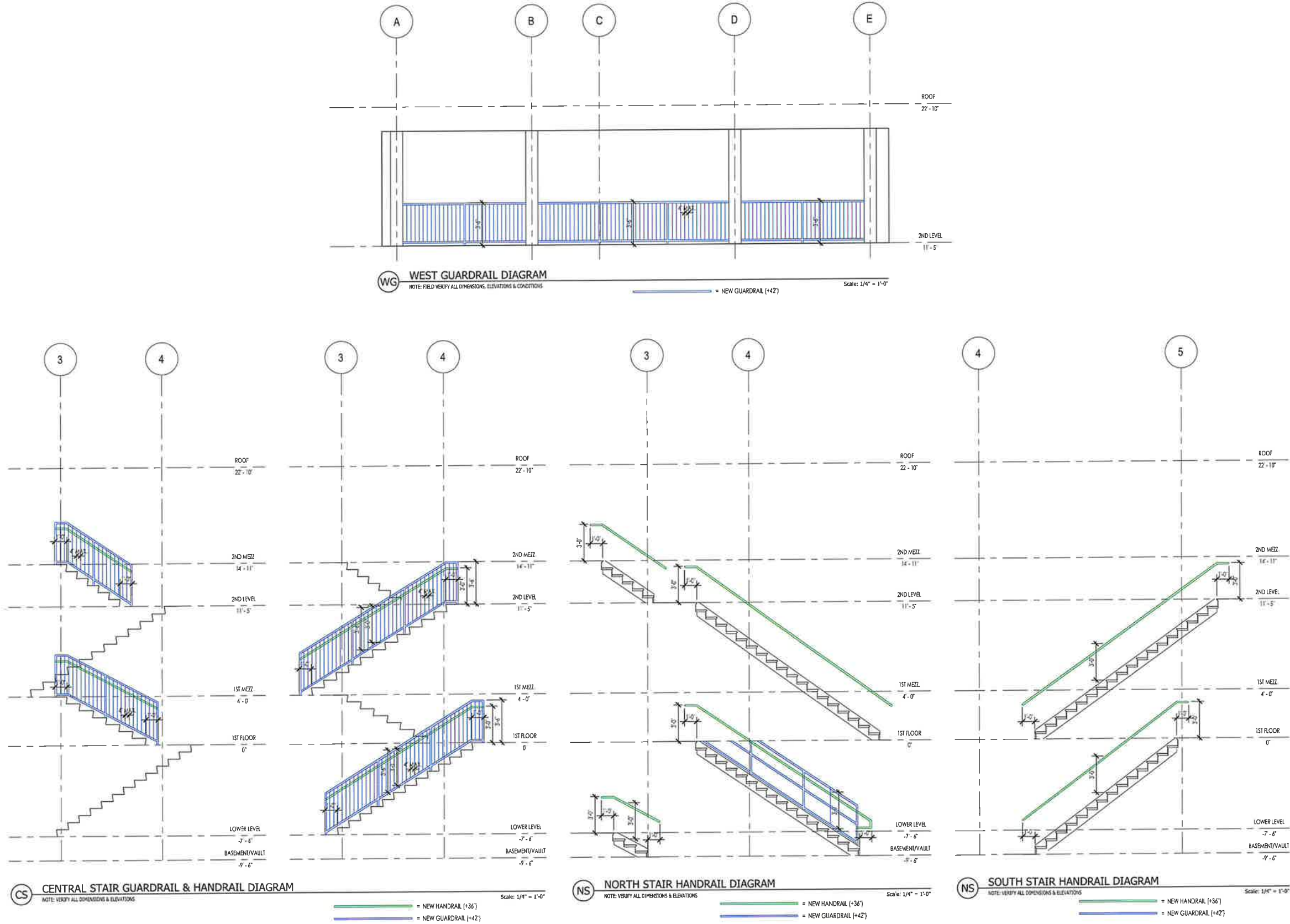
ROOM FINISH SCHEDULE

[illegible]

ROOM FINISH SCHEDULE

[illegible]

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NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES



SHEET TITLE
HANDRAIL & GUARDRAIL DIAGRAMS

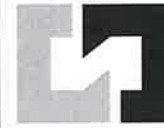
REVISIONS

DESCRIPTION

CITY REVIEW

PAGE NO.

A-300



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606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

2426 E KIMBERLY RD, SUITE 2405
HETTINGER, IA 52722
563-557-3117

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NEW RESTAURANT & BAR

(FORMER ACTIVE ENDEAVORS)

138 S CLINTON STREET

IOWA CITY, IOWA 52240

PROJECT CODE SUMMARY

- PROJECT NAME:**
NEW RESTAURANT & BAR
(FORMER ACTIVE ENDEAVORS)
- LOCATION:**
138 S CLINTON STREET
IOWA CITY, IOWA 52240
- BUILDING OWNER:**
TRACY BARKALOW
TSB HOLDINGS, LLC
250 12TH AVE STE 150
CORALVILLE, IA 52241
- TENANT:**
138 SOUTH CLINTON INC.
% JASON ZEMAN
(319) 459-7156
info@crighthole.com
- ARCHITECTURE:**
KIM SLEECE, AIA
SELECT STRUCTURAL ENGINEERING
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
(319) 365-1150
ksleece@select-structural.com
- STRUCTURAL:**
CHRIS SCHARES
SELECT STRUCTURAL ENGINEERING
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
(319) 365-1150
cschares@select-structural.com
- BUILDING CODE:** 2021 IBC
<https://codecentral.iawake.org/codes/iowa-city/active-endeavors-138-s-clinton-street-iowa-city-ia-52240-14756>
- GENERAL DESCRIPTION:**
RESTAURANT & BAR (EXISTING BUILDING REMODEL)
- BUILDING DESCRIPTION: (MATERIALS & SYSTEMS)**
CONCRETE FOUNDATIONS AND FOOTINGS, CONCRETE SLAB,
CONCRETE STRUCTURE (COLUMNS & FLOOR/BEAMS), MASONRY
BLOCK & BRICK, MEMBRANE ROOFING, ALUM. STOREFRONT
DOORS & WINDOWS, NEW METAL STUDS AND JOISTS, METAL
DECK W/ CONCRETE TOPPING, AND PAINTED GYPSUM BOARD.
- BUILDING SIZE: (SEE PLANS)**
LOWER LEVEL & BASEMENT = 3,436 SQ. FT.
1ST FLOOR + MEZZANINE = 3,436 SQ. FT.
2ND FLOOR + MEZZANINE = 3,435 SQ. FT.
BUILDING TOTAL = 10,314 SQ. FT.
- CONSTRUCTION TYPE: (IBC CHAPTER 6 & TABLE 601)**
TYPE II-B (NON-RATED)
- OCCUPANCY GROUP: (IBC SECTION 303.3)**
A-2 (ASSEMBLY) - RESTAURANT & BAR
- ALLOWABLE BUILDING HEIGHT: (IBC TABLE 504.3 & 504.4)**
TYPE II-B / OCCUPANCY A-2 (MOST RESTRICTIVE)
MAX. ALLOWABLE HEIGHT IN FEET = 60(S)
MAX. ALLOWABLE HEIGHT IN STORIES = 3(S)
- ALLOWABLE AREA: (IBC TABLE 506.2)**
(A) TABULAR ALLOWABLE AREA FACTOR:
A-2 (ASSEMBLY) = 28,500 SQ. FT. (SM)
BUILDING (ACTUAL) 10,314 SQ. FT. < 28,500 SQ. FT. (ALLOWABLE)
(OKAY)
- FIRE RESISTANCE REQUIREMENTS: (IBC TABLE 601 & 705.5)**
TYPE II-B
STRUCTURAL FRAME = 0
BEARING WALLS (EXTERIOR) = 2 HOUR (IBC TABLE 706.4)
BEARING WALLS (INTERIOR) = 0
NON BEARING WALLS/PARTITIONS (EXTERIOR) = 0
BEARING WALLS/PARTITIONS (INTERIOR) = 0
FLOOR CONSTRUCTION (MEZZANINE) = 0
ROOF CONSTRUCTION = 0
- AUTOMATIC SPRINKLER SYSTEM: (IBC 903.2.1.2 & 903.3.1.1)**
A-2 RESTAURANT
FIRE AREA GREATER THAN 5,000 SQ. FT.
OCCUPANT LOAD MORE THAN 100
FIRE AREA ON MULTIPLE FLOORS
THEREFORE AUTOMATIC SPRINKLER SYSTEM REQUIRED
IN ACCORDANCE WITH NFPA (DESIGN BY OTHERS)
- FIRE ALARM: (IBC 907.2.1)**
A-2 RESTAURANT
OCCUPANT LOAD LESS THAN 300
MORE THAN 100 PEOPLE ON UPPER LEVELS
NOTE: SEE EXCEPTION - MANUAL FIRE ALARM BOXES NOT
REQUIRED WITH AUTOMATIC SPRINKLER SYSTEM AND
NOTIFICATION UPON SPRINKLER WATER FLOW (VERIFY W/ CITY)
THEREFORE NOTIFICATION SYSTEM REQ. (DESIGN BY OTHERS)
- OCCUPANT LOAD: (IBC TABLE 1004.5)**
BASEMENT & LOWER LEVEL: 2,900 SQ. FT. (USEABLE)
STORAGE = 1,630 SQ. FT. / 300 OLF = 5
REST ROOMS = 780 SQ. FT. / 10 OLF = 0
OFFICE = 160 / 150 OLF = 2
CIRCULATION = 530 SQ. FT. / 10 OLF = 0
1ST FLOOR & MEZZ: 2,900 SQ. FT. (USEABLE)
BAR (STAFF) = 150 SQ. FT. / 50 OLF = 3
DINING = 960 SQ. FT. / 15 OLF = 64
GAME AREA = 300 SQ. FT. / 50 = 6
KITCHEN = 600 SQ. FT. / 200 OLF = 3
CIRCULATION = 890 SQ. FT. / 10 OLF = 0
2ND FLOOR & MEZZ: 2,900 SQ. FT. (USEABLE)
PERFORMANCE AREA = 162 SQ. FT. / 15 OLF = 11
D.J. BOOTH = 72 SQ. FT. / 150 OLF = 1
BAR (STAFF) = 200 SQ. FT. / 50 OLF = 4
DINING = 760 SQ. FT. / 15 OLF = 51
ATRIUM = 300 SQ. FT. / 30 OLF = 10
DANCE = 200 SQ. FT. / 5 OLF = 40
STORAGE = 112 SQ. FT. / 300 OLF = 1
MECH/ELECT. = 300 SQ. FT. / 300 SQ. FT. = 1
CIRCULATION = 794 SQ. FT. / 10 OLF = 0
TOTAL BUILDING OCCUPANCY = 202
- EXITS REQUIRED: (IBC TABLE 1006.3.3)**
BUILDING EXITS:
(2) 3'-0" WIDE EXTERIOR EGRESS DOORS
(2) 3'-6" WIDE EXIT STAIRS
- EXITS PROVIDED: (SEE PLANS)**
GROUND FLOOR:
(4) 3'-0" WIDE EXTERIOR EGRESS DOORS (WEST SIDE)
(2) 3'-6" WIDE EXIT STAIRS (PERIMETER)
(1) 6'-0" WIDE EXIT STAIR (CENTRAL)
- EXIT ACCESS TRAVEL: (IBC TABLE 1017.2)**
250 FEET (MAX.)
- SPACES WITH ONE EXIT: (IBC TABLE 1006.2.1)**
75 FEET (MAX.) AND 49 MAX. OCCUPANT LOAD
- EMERGENCY LIGHTS AND EXIT SIGNS: (IBC 1013.1 & 1008.3)**
EXIT DOORS SHALL BE PROVIDED WITH EXIT SIGN(S)
LOCATED ABOVE DOOR (SEE PLANS)
VISIBLE IN DIRECTION OF TRAVEL
(VERIFY LOCATIONS WITH FIRE DEPARTMENT)
EXIT PATHWAYS SHALL BE PROVIDED EMERGENCY LIGHTING
(VERIFY LOCATIONS WITH FIRE DEPARTMENT)
SEE PLAN(S) FOR LOCATIONS
- FIRE EXTINGUISHERS: (IBC 906 & 906.2)**
PORTABLE FIRE EXTINGUISHERS REQUIRED PER IFC & NFPA 10
4A-10BC 10LBS AT EXITS (SURFACE MOUNT) - SEE PLANS
K-RATED 10LBS AT KITCHEN (SURFACE MOUNT) - SEE PLANS
PROPERLY TAGGED BY LOCAL LICENSED CONTRACTOR
VERIFY LOCATIONS WITH FIRE DEPARTMENT
SEE PLAN(S) FOR LOCATIONS
- HANDICAP ACCESSIBILITY: (IBC CHAPTER 11);**
NOTE: 2,900 SQ. FT. USEABLE SPACE PER FLOOR
ACCESSIBLE SITE PER IBC 1103.1
ACCESSIBLE 1ST (MAIN) FLOOR (SEE PLAN)
ACCESSIBLE ADA REST ROOM 1ST (MAIN) FLOOR (SEE PLAN)
THRESHOLDS PER IBC 1010.1.6
SIGNAGE PER IBC 1112 & 1112.2
PAWIC HARDWARE PER IBC 1010.2.8.3
- INTERIOR FINISHES/CLASS: (IBC TABLE 803.13)**
PASSAGEWAYS B
CORRIDORS B
ROOMS C
- PLUMBING FIXTURES: (UPC TABLE 422.1)**
TOTAL OCCUPANT LOAD = (101 MALE + 101 FEMALE) = 202
(1) W.C. TOILETS PER 40 (FEMALE) = (3) REQ.
(1) W.C. TOILET PER 40 (MALE) = (3) REQ.
(1) URINAL + (1) W.C. TOILET (UP TO 50% SUBSTITUTION)
(1) LAVATORY/SINK PER 75 (FEMALE) = (2) REQ.
(1) LAVATORY/SINK PER 75 (MALE) = (2) REQ.
(1) SERVICE SINK REQ.
(1) D.F. DRINKING FOUNTAIN PER 500 + 1
NOTE: DRINKING FOUNTAINS NOT REQ. WHERE ICE WATER IS
SERVED PER UBC 410.4 SUBSTITUTION
(SEE PLANS FOR SCHEDULED FIXTURES)
- M/E/P DESIGN: (BY OTHERS)**
MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, VENTILATION,
SPRINKLER DESIGN BY OTHERS. PROVIDE ENGINEERED
DRAWINGS AS REQUIRED FOR PERMIT PRIOR TO ANY WORK.
EQUIPMENT SHOWN FOR REFERENCE ONLY (MAINTAIN ALL FIRE
RATED ASSEMBLIES)
NOTE: FINAL KITCHEN DESIGN & EQUIPMENT SELECTION BY
OTHERS (PER OWNER REQUEST - NO EXHAUST HOOD /
SUPPRESSION SYSTEM IS ANTICIPATED AT THIS TIME)

AREA MAP



IOWA CITY, IOWA

REVIEW SET - JUNE 07, 2024
CITY REVIEW - JUNE 26, 2024

INDEX OF DRAWINGS

A-000	COVER/CODE SUMMARY
A-050	FIRE SAFETY PLAN
A-100	LOWER LEVEL FLOOR PLAN
A-101	1ST FLOOR & MEZZANINE PLAN
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A-200	INTERIOR ELEVATIONS & ADA DETAILS
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A-300	STAIR HANDRAILS & GUARDRAILS
S-101	FLOOR FRAMING PLAN

SELECT STRUCTURAL

2435 E WAVERLY RD SUITE 200S
BETHELESEM, IA 52722
563-357-3117
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150



REVISIONS		DESCRIPTION	
#	DATE	BY	DESCRIPTION
1	6/26/2024	KRS	CITY REVIEW

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES
SHEET TITLE
COVER & CODE SUMMARY

DRAWN BY:
CHECKED BY:
APPROVED BY:
JOB DATE: 6/26/2024
JOB NO: 2420
PAGE NO: A-000

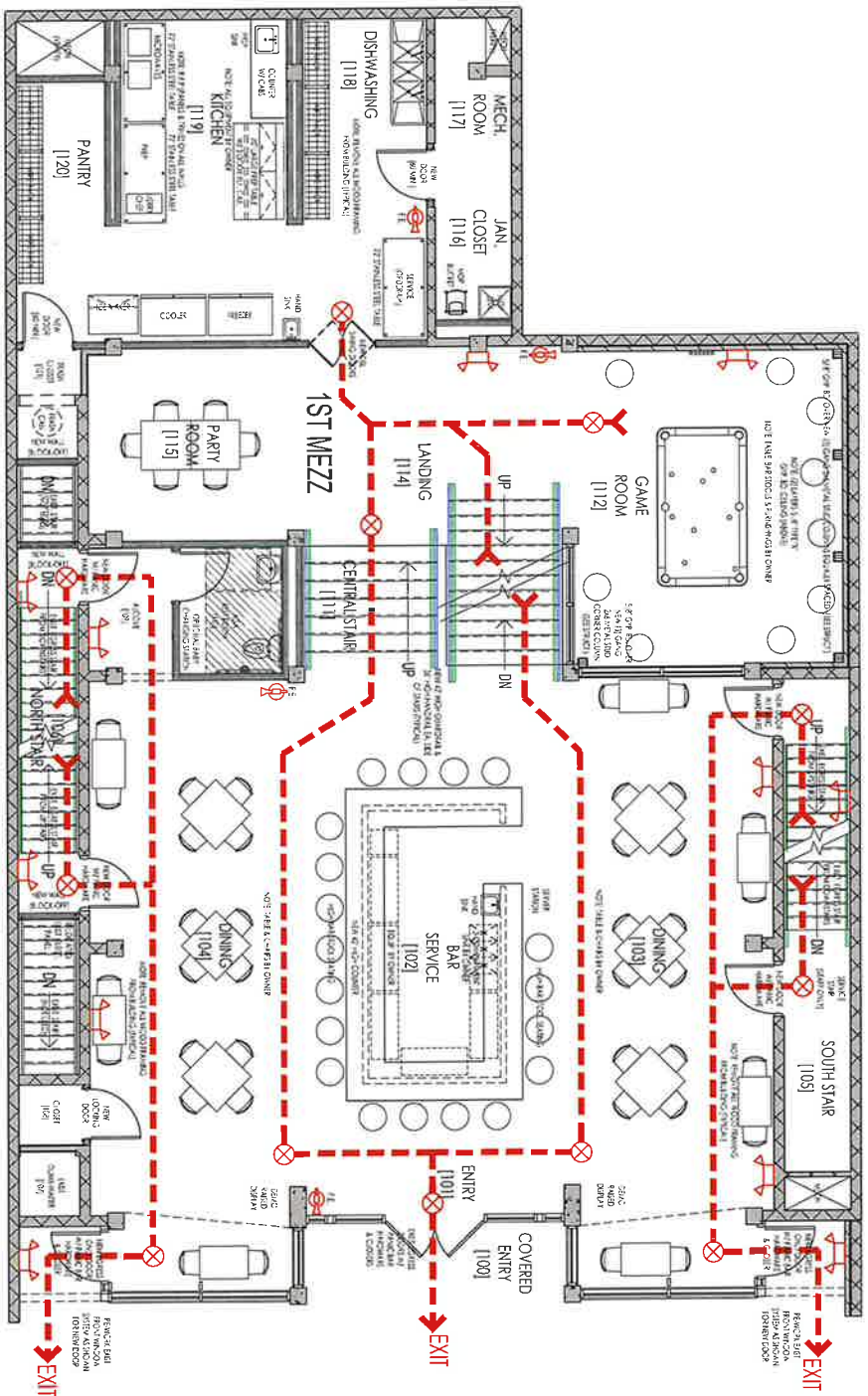


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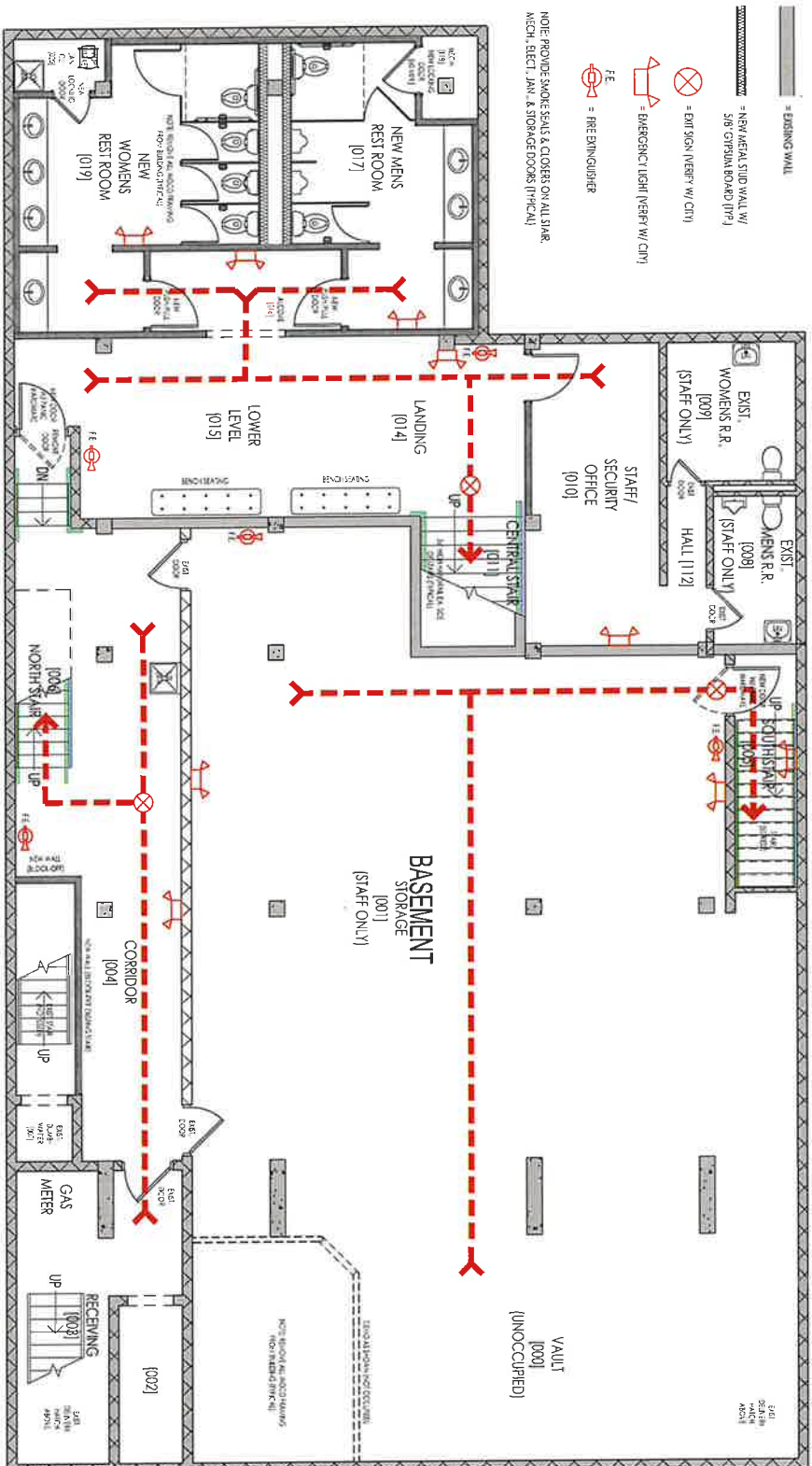
KIM R. SLEECE
Professional name
Registration Number
6/26/2024
Signature
Date
6/30/2025
Registration expires
Date issued

PAGES OR SHEETS COVERED BY THIS SEAL:
SEE INDEX OF DRAWINGS

Scale: 1/16" = 1'-0"



Scale: 3/16" = 1'-0"



Scale: 1/16" = 1'-0"

REVISIONS			
#	DATE	BY	DESCRIPTION
#1	6/26/2024	KRS	CITY REVIEW

SHEET TITLE
FIRE SAFETY PLAN

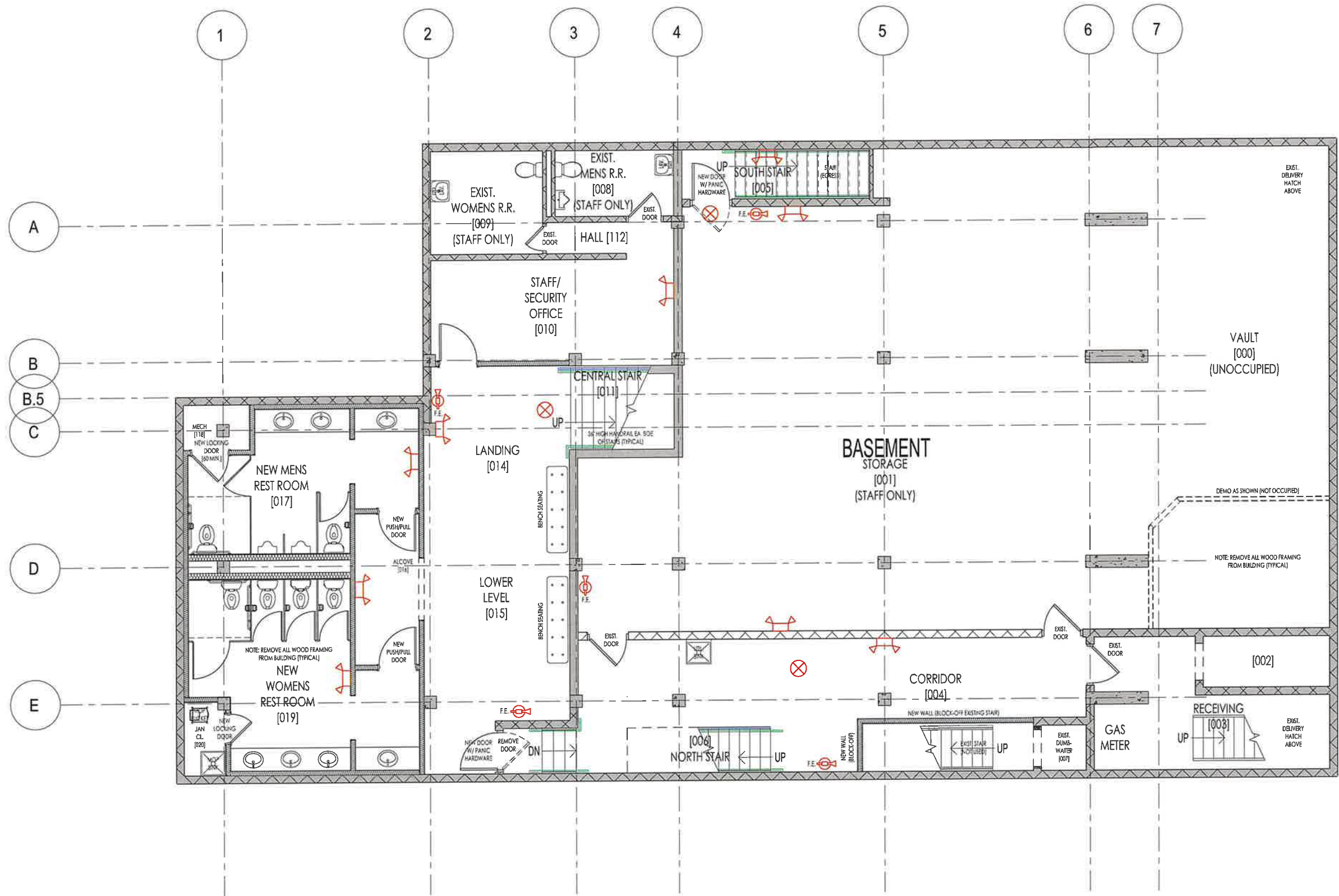
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CEDAR RAPIDS, IA 52404
319-365-1150

2435 E KNABBERLY RD, SUITE 2405
BETHTIDEN, IA 52722
562-359-3117

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100

LOWER LEVEL + BASEMENT PLAN

3,438 SQ.FT. (LOWER LEVEL + BASEMENT) NOTE: VERIFY ALL DIMENSIONS Scale: 1/4" = 1'-0"

= EXISTING WALL

= NEW METAL STUD WALL W/ 5/8" GYPSUM BOARD (TYP.)

= EXIT SIGN (VERIFY W/ CITY)

= EMERGENCY LIGHT (VERIFY W/ CITY)

= FIRE EXTINGUISHER

= NEW HANDRAIL (+36")

= NEW GUARDRAIL (+42")

NOTE: PROVIDE SMOKE SEALS & CLOSERS ON ALL STAIR, MECH., ELECT. JAN., & STORAGE DOORS (TYPICAL)



SELECT STRUCTURAL

2435 E KIMBERLY RD., SUITE 240S
BETTENDORF, IA 52722
563-359-3117

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

BR

BARKALOW & ASSOCIATES, INC.

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

REVISIONS

#	DATE	BY	DESCRIPTION
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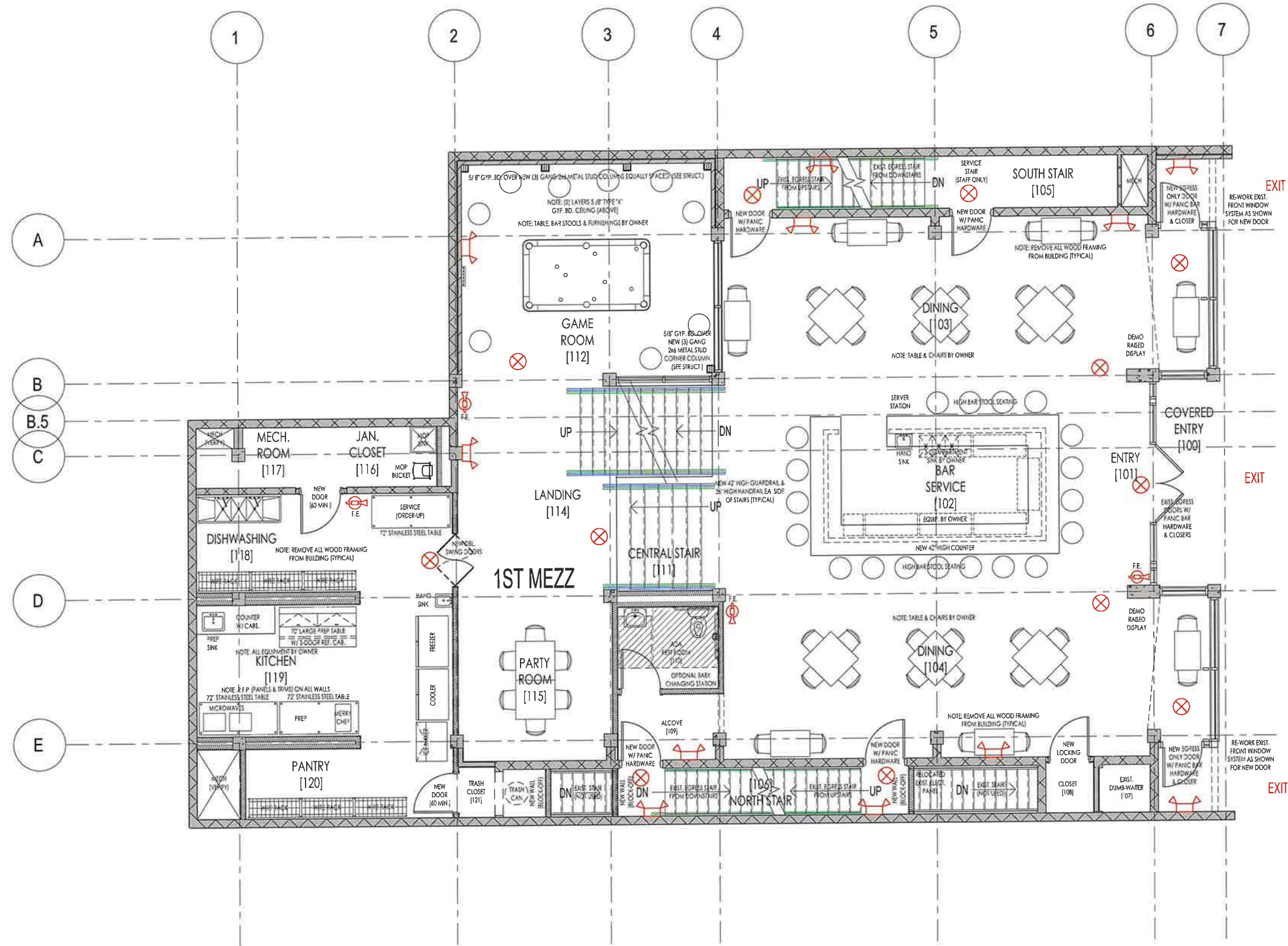
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5/8/2024
2423

PAGE NO.
A-100

SHEET TITLE
LOWER LEVEL & BASEMENT PLAN

\\SEC-CORP\2023\Projects\CH-2201\1-23\138-CLINTON-BARKALOW\1ST MEZZANINE\138-CLINTON (CURRENT 2024).dwg



101 1ST FLOOR + MEZZ PLAN
3,438 SQ.FT. (1ST FLR + MEZZ) NOTE: VERIFY ALL DIMENSIONS

NOTE: PROVIDE SMOKE SEALS & CLOSERS ON ALL STAIR, MECH., ELECT. JAN. & STORAGE DOORS (TYPICAL)

Scale: 1/4" = 1'-0"

- EXISTING WALL
- NEW METAL STUD WALL W/ 5/8" GYP. BOARD (TYP.)
- EXIT SIGN (VERIFY W/ CITY)
- EMERGENCY LIGHT (VERIFY W/ CITY)
- F.E. = FIRE EXTINGUISHER
- NEW HANDRAIL (+36")
- NEW GUARDRAIL (+42")



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JOB NO:

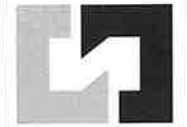
NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES



REVISIONS

#	DATE	BY	DESCRIPTION
#1	6/26/2024	MRS	CITY REVIEW

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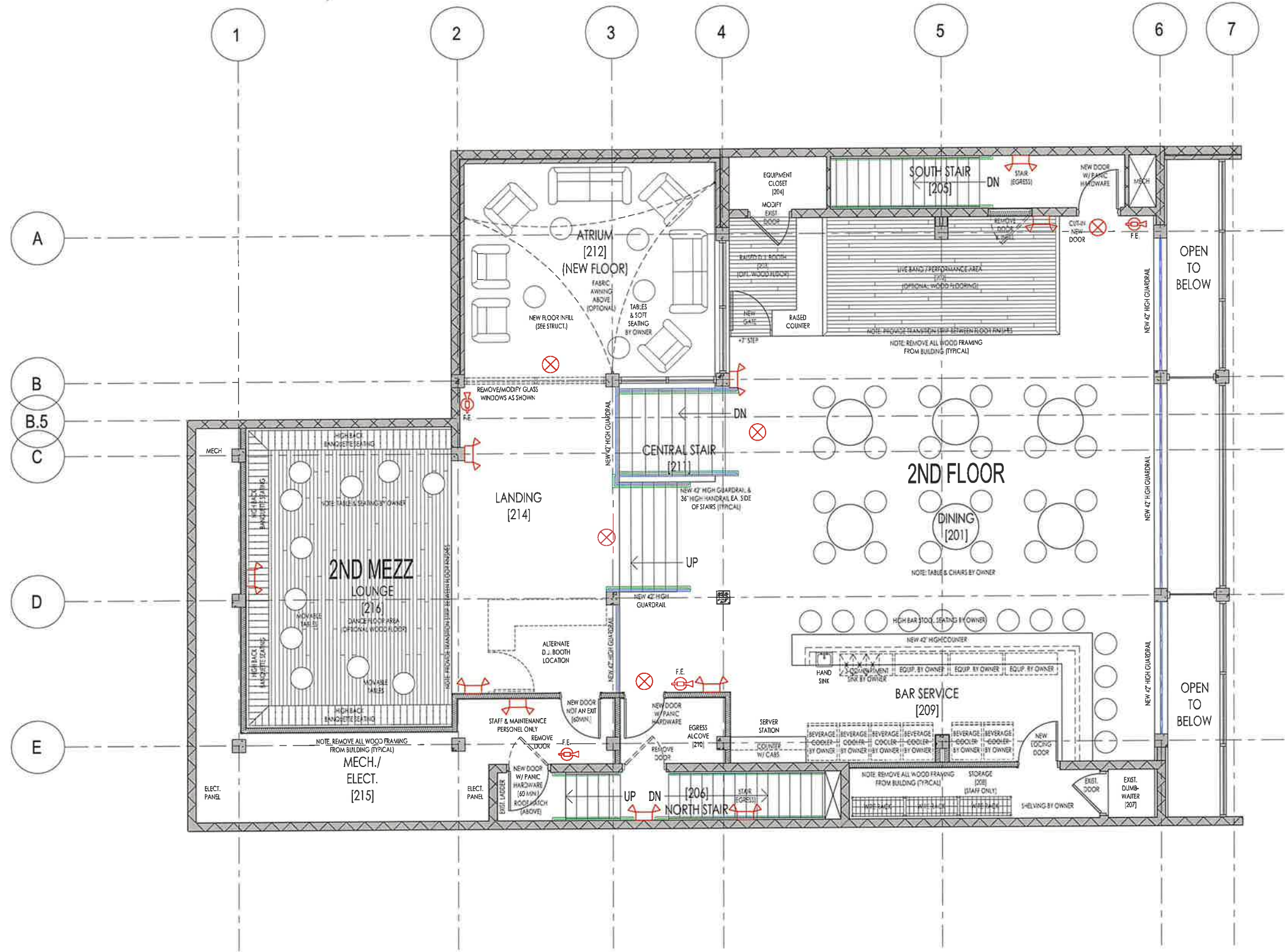


STRUCTURAL
2436 E KIMBERLY RD, SUITE 2406
BENTLEYVILLE, PA 15022
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

PAGE NO. A-100

SHEET TITLE
1ST FLOOR & MEZZANINE PLAN

\\USE-CR3R\23\Project\CR 2024\24-253_138 S CLINTON - BARKALOW\USE Drawings\138 S CLINTON CURRENT 2024.dwg



102 2ND FLOOR + MEZZ. PLAN

3,438 SQ.FT. (2ND FLR + MEZZ)

NOTE: VERIFY ALL DIMENSIONS

NOTE: PROVIDE SMOKE SEALS & CLOSERS ON ALL STAIR, MECH., ELECT. JAN. & STORAGE DOORS (TYPICAL)

Scale: 1/4" = 1'-0"

- EXISTING WALL
- NEW METAL STUD WALL W/ 5/8" GYPSUM BOARD (TYP.)
- EXIT SIGN (VERIFY W/ CITY)
- EMERGENCY LIGHT (VERIFY W/ CITY)
- FIRE EXTINGUISHER
- NEW HANDRAIL (+36")
- NEW GUARDRAIL (+42")



SELECT STRUCTURAL

2435 E KIMBERLY RD, SUITE 200
BETHLEHEM, PA 18017
610-459-3117

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150



REVISIONS		DESCRIPTION
#	DATE	BY
1	6/26/2024	KRS
		CITY REVIEW

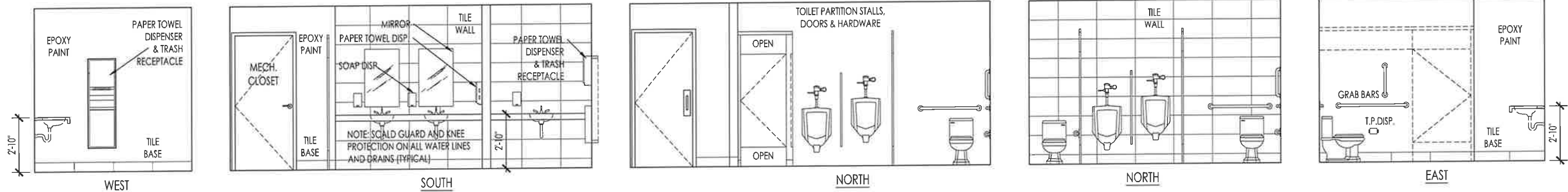
NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

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JOB NO:

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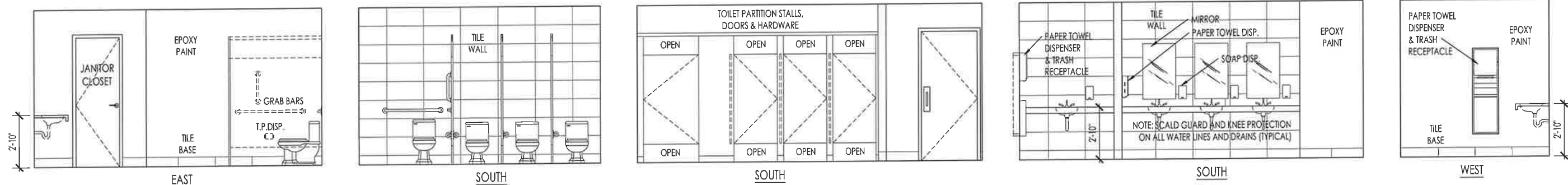
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2ND FLOOR & MEZZANINE PLAN

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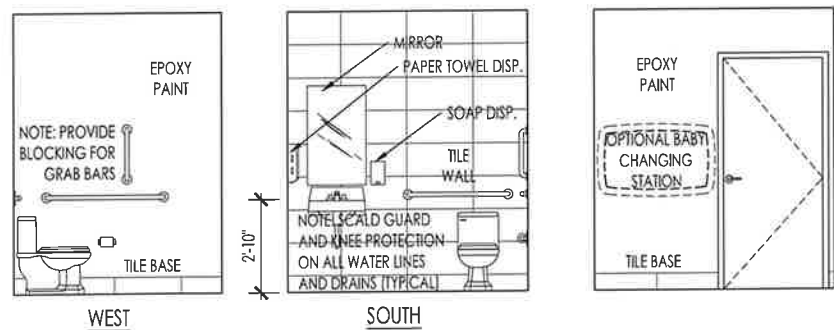
016 MEN'S REST ROOM

Scale: 3/8" = 1'-0"



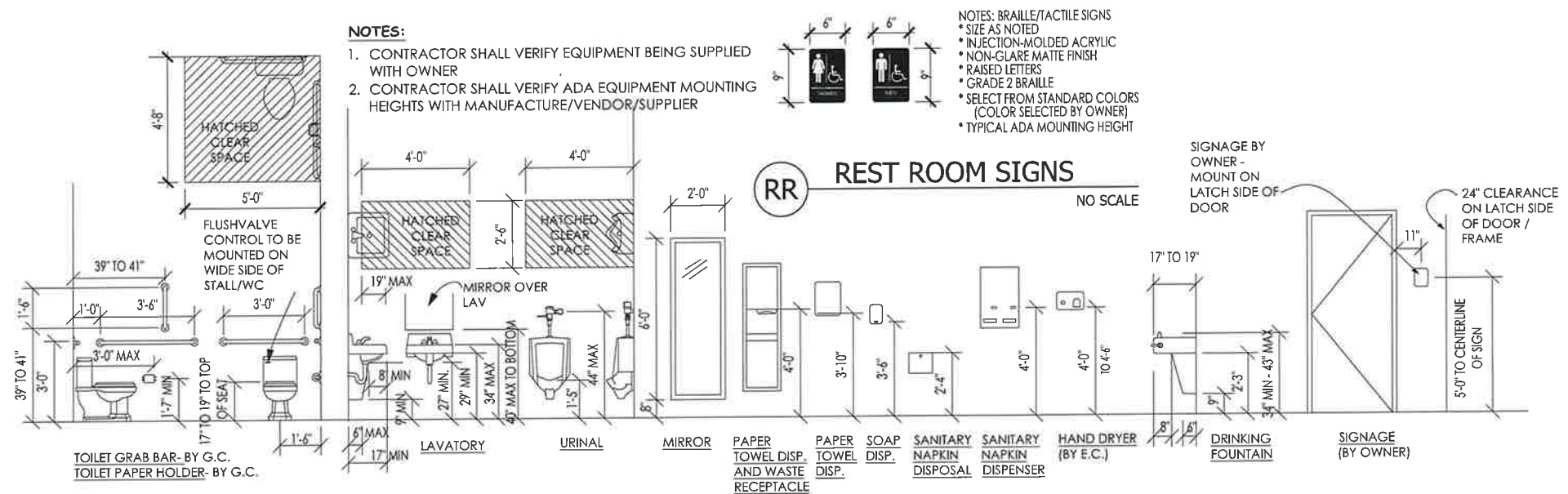
018 WOMEN'S REST ROOM

Scale: 3/8" = 1'-0"



110 ADA REST ROOM

Scale: 3/8" = 1'-0"



ADA TYPICAL ADA REQUIREMENTS - FOR REFERENCE ONLY

Scale: 3/8" = 1'-0"



REVISIONS		DESCRIPTION
#	DATE	BY
#1	8/28/2024	KFS
		CITY REVIEW

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

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JOB DATE:
JOB NO:

PAGE NO. A-200

INTERIOR ELEVATIONS & ADA DTLS.

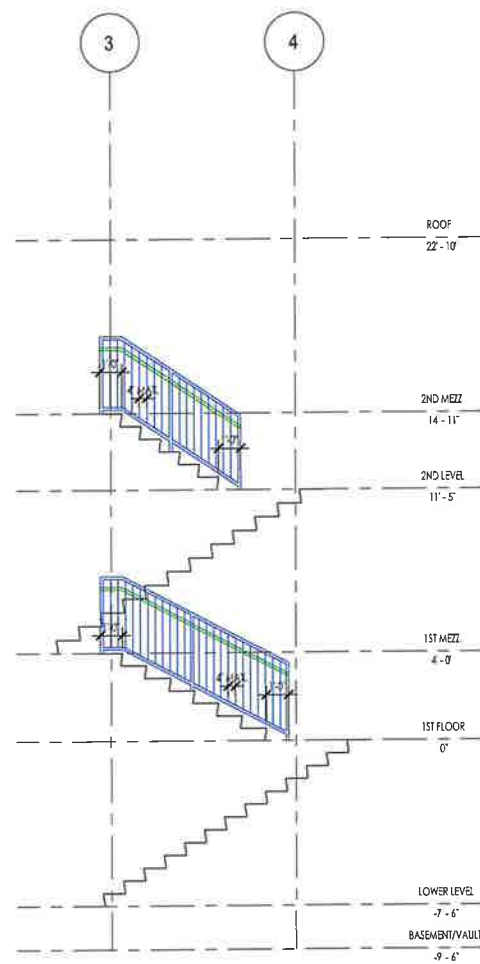
ROOM FINISH SCHEDULE

[illegible]

ROOM FINISH SCHEDULE

[illegible]

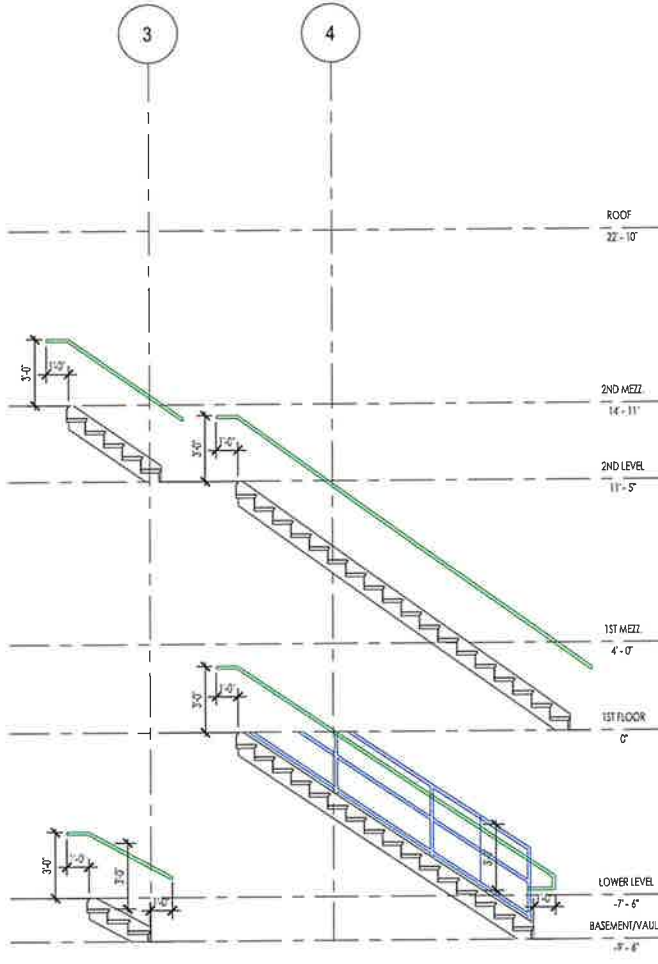
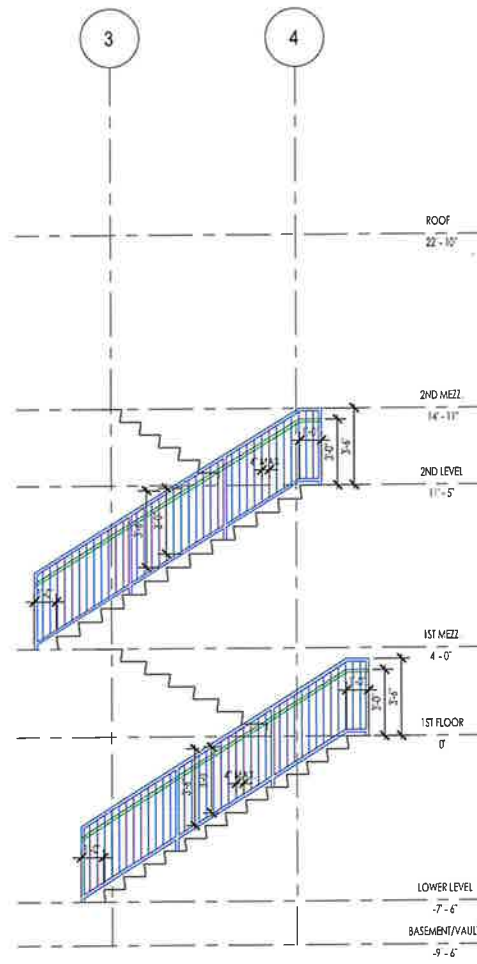
P:\2020\31-251 1385 CLINTON - BAR & RESTAURANT.dwg 1385 CLINTON - CURRENT 2204.dwg



CS CENTRAL STAIR GUARDRAIL & HANDRAIL DIAGRAM
NOTE: VERIFY ALL DIMENSIONS & ELEVATIONS

— = NEW HANDRAIL (+36")
— = NEW GUARDRAIL (+42")

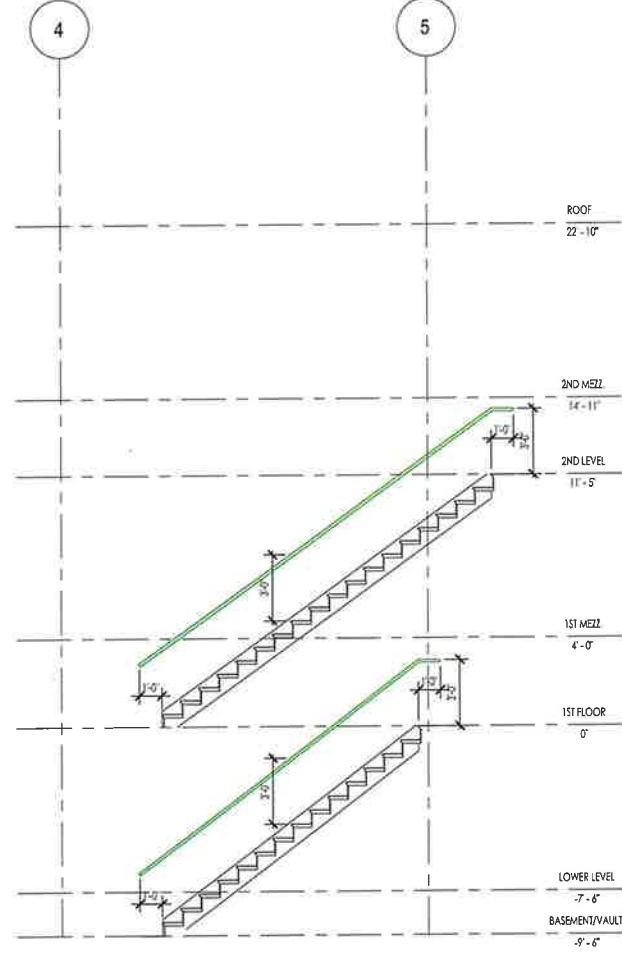
Scale: 1/4" = 1'-0"



NS NORTH STAIR HANDRAIL DIAGRAM
NOTE: VERIFY ALL DIMENSIONS & ELEVATIONS

— = NEW HANDRAIL (+36")
— = NEW GUARDRAIL (+42")

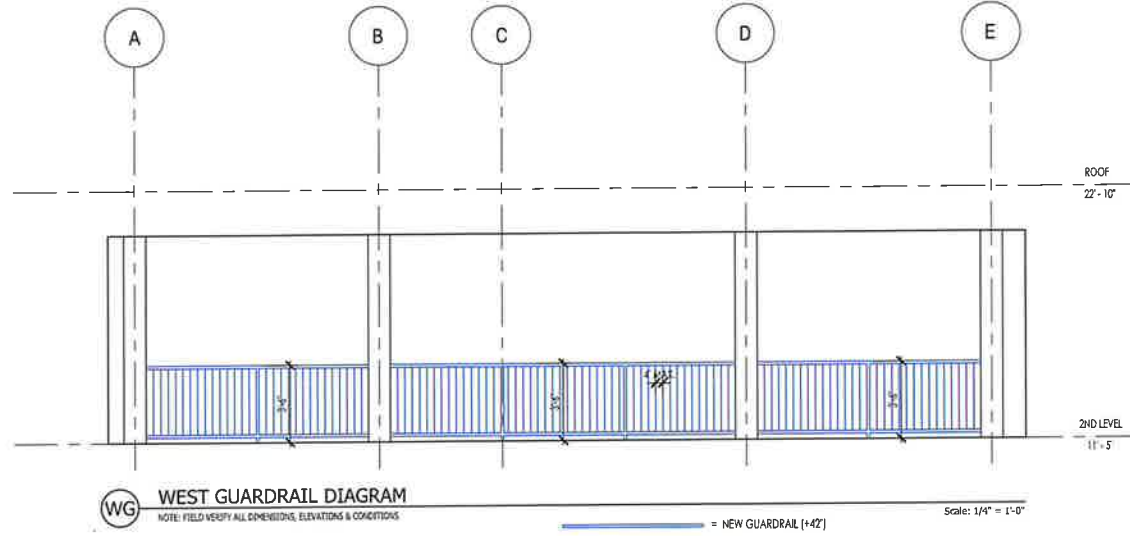
Scale: 1/4" = 1'-0"



NS SOUTH STAIR HANDRAIL DIAGRAM
NOTE: VERIFY ALL DIMENSIONS & ELEVATIONS

— = NEW HANDRAIL (+36")
— = NEW GUARDRAIL (+42")

Scale: 1/4" = 1'-0"



WG WEST GUARDRAIL DIAGRAM
NOTE: FIELD VERIFY ALL DIMENSIONS, ELEVATIONS & CONDITIONS

— = NEW GUARDRAIL (+42")

Scale: 1/4" = 1'-0"

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NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES



SHEET TITLE

PAGE NO.

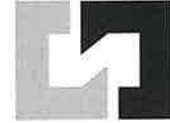
A-300

HANDRAIL & GUARDRAIL DIAGRAMS

REVISIONS

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1	6/26/2024	KRS	CITY REVIEW

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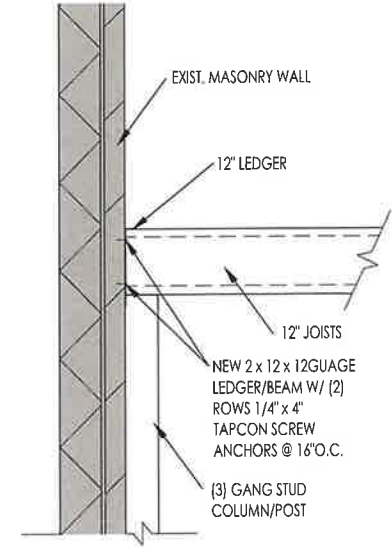
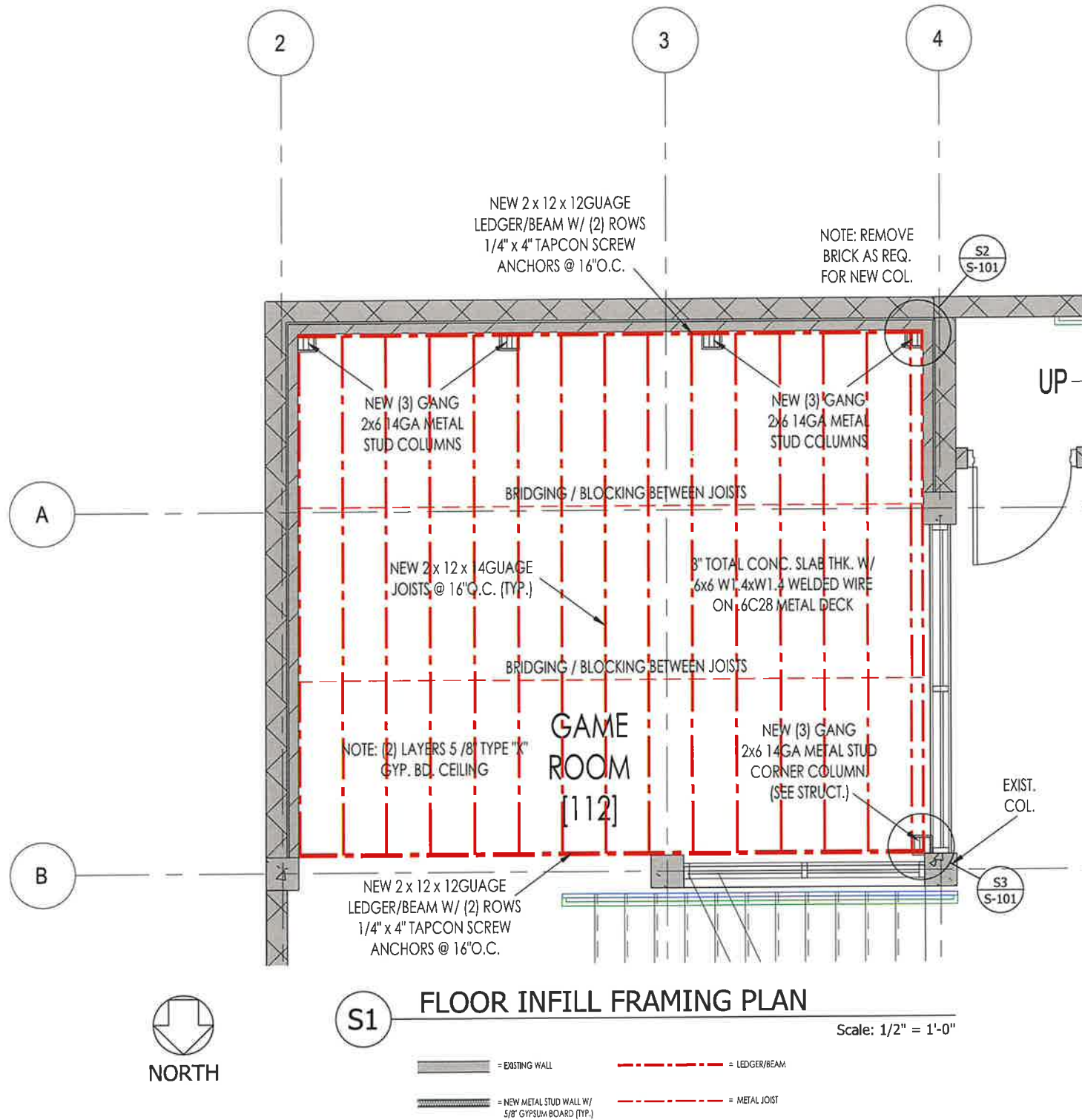


STRUCTURAL

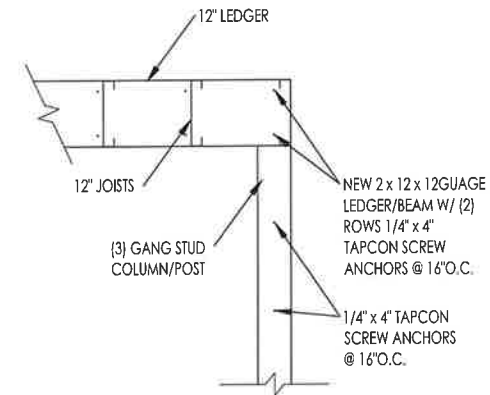
606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

2435 E KIMBERLY RD, SUITE 200S
BETTENDORF, IA 52722
563-359-3117

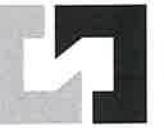
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S2 DETAIL Scale: 3/4" = 1'-0"



S3 DETAIL Scale: 3/4" = 1'-0"



REVISIONS		DESCRIPTION
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CITY REVIEW		

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NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)

138 S CLINTON STREET

IOWA CITY, IOWA 52240

BARKALOW & ASSOCIATES

SHEET TITLE

NEW FLOOR FRAMING PLAN & DETAIL

DRAWN BY:

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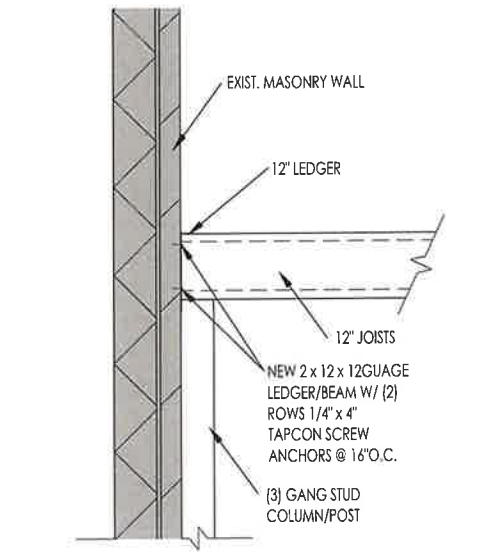
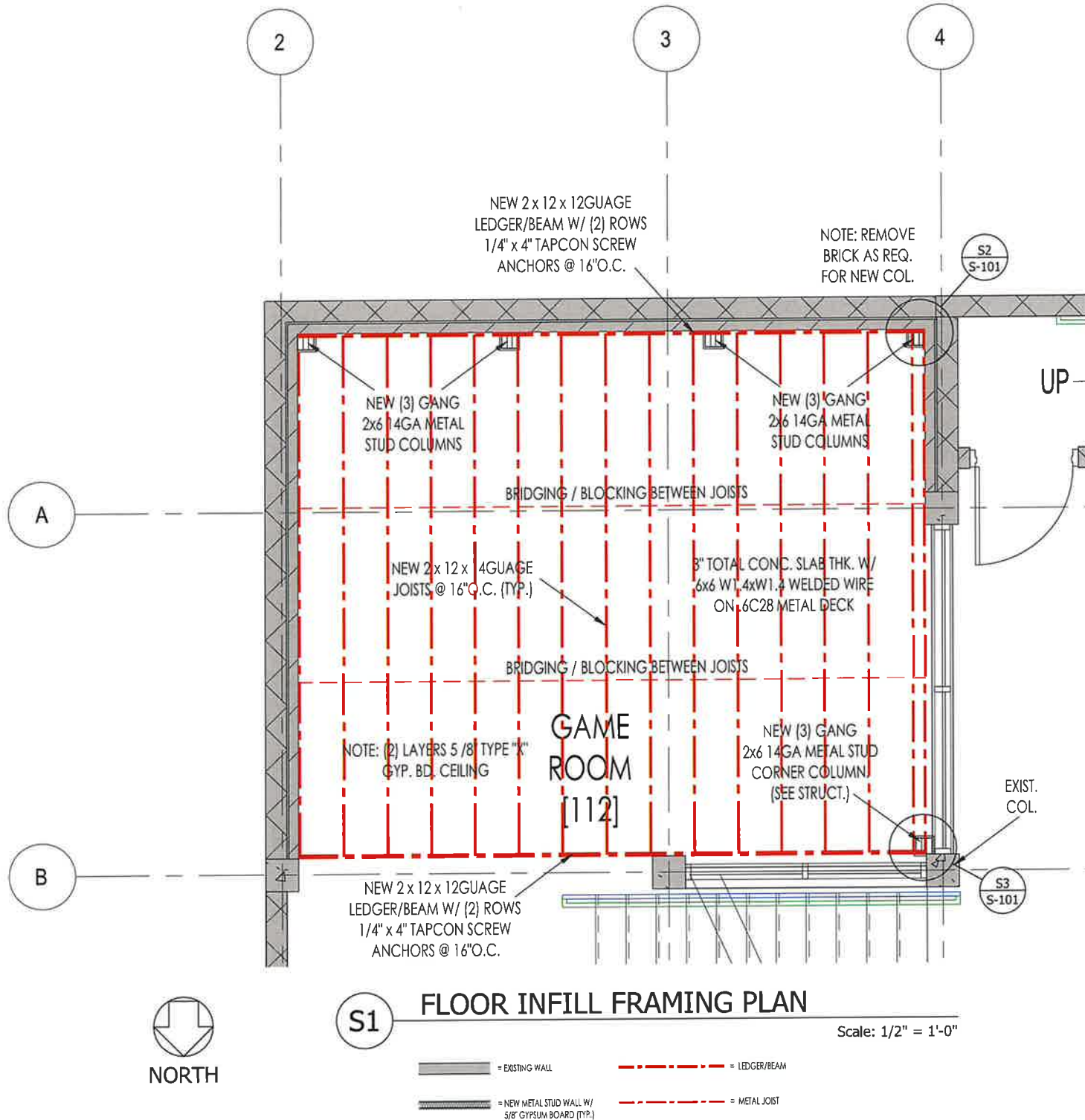
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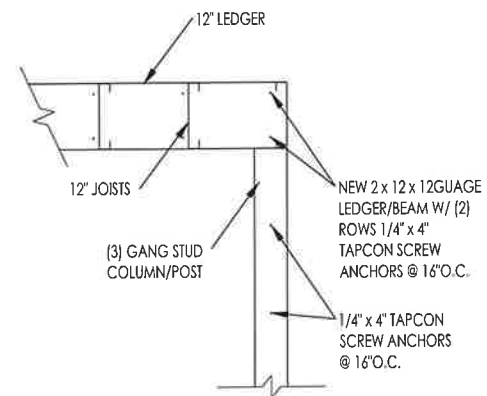
PAGE NO. S-101

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S2 DETAIL

Scale: 3/4" = 1'-0"



S3 DETAIL

Scale: 3/4" = 1'-0"

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NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES



REVISIONS

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Menu Items
138 S Clinton Street Iowa City IA 52240
10-16-2024

Appetizers:

Chips & Salsa: Tortilla Chips, Salsa,

Chips & Queso: Tortilla Chips, Queso

Bruschetta: Baguette, goat cheese spread, tomatoes, basil, olive oil, balsamic

Table Bread: Herbed olive oil brushed focaccia, red pepper hummus,

Charcuterie Board: Chef's choice of artisan cured meats and cheeses, crostini, mustard, along with assortments of seasonal accompaniments.

Salads:

House Salad: Romaine, Shredded Cheese, Tomato, Onion, Croutons, Your Choice of Dressing (Gluten Free)

Ceaser Salad: Romaine, Caesar Dressing, Shaved Parmesan, Roasted Tomatoes, Croutons (Gluten Free)

Chopped Salad: Chopped Shrimp, Chicken, Bacon, Mixed Greens, Roasted Tomato, Black Olives, Monterey Jack, Bleu Cheese, Cheddar Cheese, Avocado, Your Choice of Dressing (Gluten Free)

Cold Deli Sandwiches:

All Sandwiches Are Served With Chips of Your Choice!

Select Between White, Wheat or Sourdough Bread.

Southern Tomato Sandwich: Soft white bread, mayonnaise, tomatoes, salt, and pepper

Cucumber Tea Sandwiches: Spread of herbed cream cheese and sliced cucumbers in between thin slices of white bread.

The Masters Egg Salad Sandwiches: Egg salad, mustard, dill pickle relish, salt, pepper in between two slices of white bread.

Ham & Swiss Cheese Sandwich: Ham, Swiss Cheese, in between two slices of white bread.

Turkey Salad Sandwich: Turkey salad spread, with slice of cheese, salt, pepper in between two slices of white bread.

Chicken Salad Sandwich: Chicken salad spread, with or without a slice of cheese, salt, pepper in between two slices of bread.

Dessert:

Ice Cream: Two or Three Scoops of Vanilla or Chocolate Locally Sourced Ice Cream Of The Week! Topped With Chocolate, Whip Cream & Cherry!

Cheesecake: Generous Slice of Locally Sourced Cheesecake!

NEW RESTAURANT & BAR

(FORMER ACTIVE ENDEAVORS)

138 S CLINTON STREET

IOWA CITY, IOWA 52240

Approved with Notations

PROJECT CODE SUMMARY

- PROJECT NAME:**
NEW RESTAURANT & BAR
(FORMER ACTIVE ENDEAVORS)
- LOCATION:**
138 S. CLINTON STREET
IOWA CITY, IOWA 52240
- BUILDING OWNER:**
TRACY BARKALOW
TSB HOLDINGS, LLC
250 12TH AVE STE 150
CORALVILLE, IA 52241
- TENANT:**
138 SOUTH CLINTON INC.
% JASON ZEMAN
(319) 499-7156
info@icrighillife.com
- ARCHITECTURE:**
KIM SLEEGER, AIA
SELECT STRUCTURAL ENGINEERING
606 14TH AVE. SW
CEDAR RAPIDS, IA 52404
(319) 365-1150
ksleege@select-structural.com
- STRUCTURAL:**
CHRIS SCHARES
SELECT STRUCTURAL ENGINEERING
606 14TH AVE. SW
CEDAR RAPIDS, IA 52404
(319) 365-1150
cschares@select-structural.com
- BUILDING CODE:** 2021 IBC
<https://codebook.americaninstituteofarchitecture.org/codes/iowa/cityof-iowa>
- GENERAL DESCRIPTION:**
RESTAURANT & BAR (EXISTING BUILDING REMODEL)
- BUILDING DESCRIPTION:** (MATERIALS & SYSTEMS)
CONCRETE FOUNDATIONS AND FOOTINGS, CONCRETE SLAB,
CONCRETE STRUCTURE (COLUMNS & FLOOR/BEAMS), MASONRY
BLOCK & BRICK, MEMBRANE ROOFING, ALUM. STOREFRONT
DOORS & WINDOWS, NEW METAL STUDS AND JOISTS, METAL
DECK W/ CONCRETE TOPPING, AND PAINTED GYPSUM BOARD.
- BUILDING SIZE:** (SEE PLANS)
LOWER LEVEL & BASEMENT = 3,438 SQ.FT.
1ST FLOOR + MEZZANINE = 3,438 SQ.FT.
2ND FLOOR + MEZZANINE = 3,438 SQ.FT.
BUILDING TOTAL = 10,314 SQ.FT.
- CONSTRUCTION TYPE:** (IBC CHAPTER 6 & TABLE 601)
TYPE II-B (NON-RATED)
- OCCUPANCY GROUP:** (IBC SECTION 303.3)
A-2 (ASSEMBLY) - RESTAURANT & BAR
- ALLOWABLE BUILDING HEIGHT:** (IBC TABLE 504.3 & 504.4):
TYPE II-B / OCCUPANCY A-2: (MOST RESTRICTIVE)
MAX. ALLOWABLE HEIGHT IN FEET = 60(S)
MAX. ALLOWABLE HEIGHT IN STORIES = 3(S)
- ALLOWABLE AREA:** (IBC TABLE 506.2):
(A) TABULAR ALLOWABLE AREA FACTOR:
A-2 (ASSEMBLY) = 28,500 SQ.FT. (SM)

BUILDING (ACTUAL) 10,314 SQ.FT. < 28,500 SQ.FT. (ALLOWABLE)
[OKAY]
- FIRE RESISTANCE REQUIREMENTS:** (IBC TABLE 601 & 705.5)
TYPE II-B
STRUCTURAL FRAME = 0
BEARING WALLS (EXTERIOR) = 2 HOUR (IBC TABLE 706.4)
BEARING WALLS (INTERIOR) = 0
NON BEARING WALLS/PARTITIONS (EXTERIOR) = 0
BEARING WALLS/PARTITIONS (INTERIOR) = 0
FLOOR CONSTRUCTION [MEZZANINE] = 0
ROOF CONSTRUCTION = 0
- AUTOMATIC SPRINKLER SYSTEM:** (IBC 903.2.1.2 & 903.3.1.1)
A-2 RESTAURANT
FIRE AREA GREATER THAN 5,000 SQ.FT.
OCCUPANT LOAD MORE THAN 100
FIRE AREA ON MULTIPLE FLOORS

THEREFORE AUTOMATIC SPRINKLER SYSTEM REQUIRED
IN ACCORDANCE WITH NFPA (DESIGN BY OTHERS)
- FIRE ALARM:** (IBC 907.2.1)
A-2 RESTAURANT
OCCUPANT LOAD LESS THAN 300
MORE THAN 100 PEOPLE ON UPPER LEVELS

NOTE: SEE EXCEPTION - MANUAL FIRE ALARM BOXES NOT
REQUIRED WITH AUTOMATIC SPRINKLER SYSTEM AND
NOTIFICATION UPON SPRINKLER WATER FLOW (VERIFY W/ CITY)

THEREFORE NOTIFICATION SYSTEM REQ. (DESIGN BY OTHERS)
- OCCUPANT LOAD:** (IBC TABLE 1004.5)
BASEMENT & LOWER LEVEL: 2,900 SQ.FT. (USEABLE)
STORAGE = 1,630 SQ.FT. / 300 OLF = 5
REST ROOMS = 780 SQ.FT. / 0 OLF = 0
OFFICE = 160 / 150 OLF = 2
CIRCULATION = 330 SQ.FT. / 0 OLF = 0

1ST FLOOR & MEZZ: 2,900 SQ.FT. (USEABLE)
BAR (STAFF) = 150 SQ.FT. / 50 OLF = 3
DINING = 960 SQ.FT. / 15 OLF = 64
GAME AREA = 300 SQ.FT. / 50 = 6
KITCHEN = 600 SQ.FT. / 200 OLF = 3
CIRCULATION = 890 SQ.FT. / 0 OLF = 0

2ND FLOOR & MEZZ: 2,900 SQ.FT. (USEABLE)
PERFORMANCE AREA = 162 SQ.FT. / 15 OLF = 11
D.J. BOOTH = 72 SQ.FT. / 150 OLF = 1
BAR (STAFF) = 200 SQ.FT. / 50 OLF = 4
DINING = 760 SQ.FT. / 15 OLF = 51
ATRIUM = 300 SQ.FT. / 30 OLF = 10
DANCE = 200 SQ.FT. / 5 OLF = 40
STORAGE = 112 SQ.FT. / 300 OLF = 1
MECH./ELECT. = 300 SQ.FT. / 300 SQ.FT. = 1
CIRCULATION = 794 SQ.FT. / 0 OLF = 0

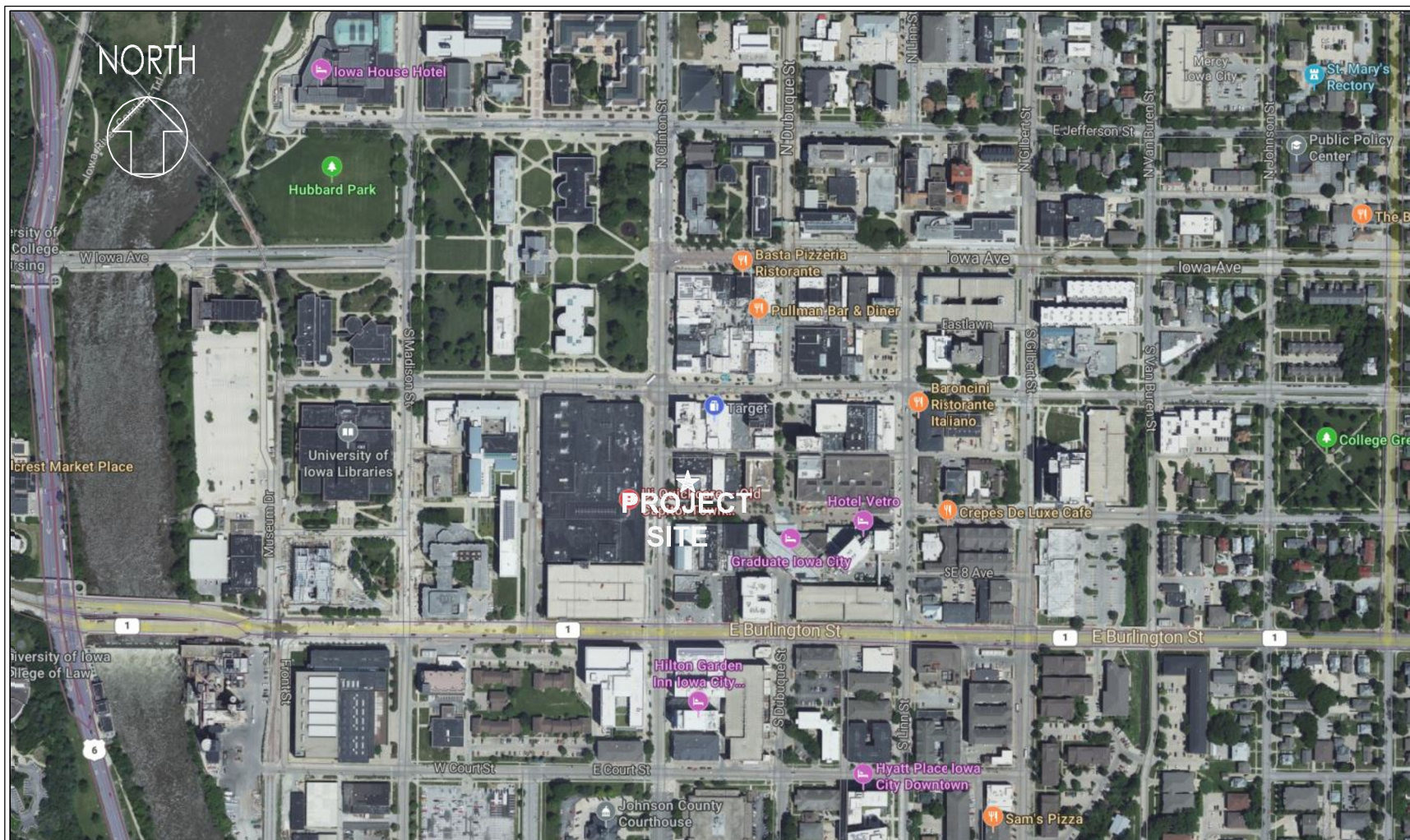
TOTAL BUILDING OCCUPANCY = 202
- EXITS REQUIRED:** (IBC TABLE 1006.3.3)
BUILDING EXITS:
(2) 3'-0" WIDE EXTERIOR EGRESS DOORS
(2) 3'-8" WIDE EXIT STAIRS
- EXITS PROVIDED:** (SEE PLANS)
GROUND FLOOR:
(4) 3'-0" WIDE EXTERIOR EGRESS DOORS (WEST SIDE)
(2) 3'-8" WIDE EXIT STAIRS (PERIMETER)
(1) 6'-0" WIDE EXIT STAIR (CENTRAL)
- EXIT ACCESS TRAVEL:** (IBC TABLE 1017.2)
250 FEET (MAX.)
- SPACES WITH ONE EXIT:** (IBC TABLE 1006.2.1)
75 FEET (MAX.) AND 49 MAX. OCCUPANT LOAD
- EMERGENCY LIGHTS AND EXIT SIGNS:** (IBC 1013.1 & 1008.3)
EXIT DOORS SHALL BE PROVIDE WITH EXIT SIGN(S)
LOCATED ABOVE DOOR (SEE PLANS)
VISIBLE IN DIRECTION OF TRAVEL
(VERIFY LOCATIONS WITH FIRE DEPARTMENT)
EXIT PATHWAYS SHALL BE PROVIDED EMERGENCY LIGHTING
(VERIFY LOCATIONS WITH FIRE DEPARTMENT)
SEE PLAN(S) FOR LOCATIONS
- FIRE EXTINGUISHERS:** (IBC 906 & 906.2)
PORTABLE FIRE EXTINGUISHERS REQUIRED PER IFC & NFPA 10
4A-10BC 10LBS AT EXITS (SURFACE MOUNT) - SEE PLANS
K-RATED 10LBS AT KITCHEN (SURFACE MOUNT) - SEE PLANS
PROPERLY TAGGED BY LOCAL LICENSED CONTRACTOR
VERIFY LOCATIONS WITH FIRE DEPARTMENT
SEE PLAN(S) FOR LOCATIONS
- HANDICAP ACCESSIBILITY:** (IBC CHAPTER 11):
NOTE: 2,900 SQ.FT. USEABLE SPACE PER FLOOR

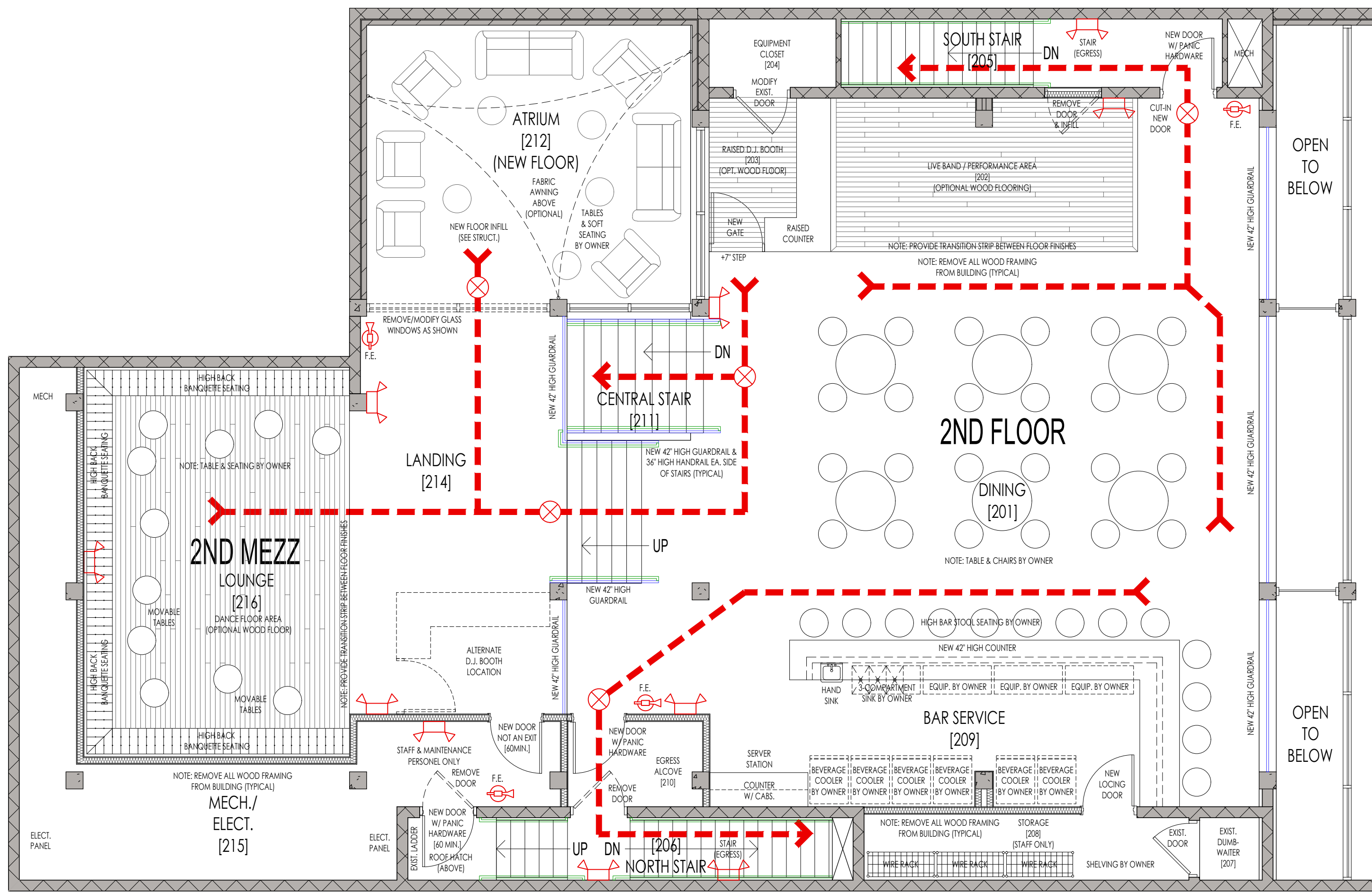
ACCESSIBLE SITE PER IBC 1103.1
ACCESSIBLE 1ST (MAIN) FLOOR (SEE PLAN)
ACCESSIBLE ADA REST ROOM 1ST (MAIN) FLOOR (SEE PLAN)
THRESHOLDS PER IBC 1010.1.6
SIGNAGE PER IBC 1112 & 1112.2
PANIC HARDWARE PER IBC 1010.2.9.3
- INTERIOR FINISHES/CLASS:** (IBC TABLE 803.13)
PASSAGEWAYS B
CORRIDORS B
ROOMS C
- PLUMBING FIXTURES:** (UPC TABLE 422.1)
TOTAL OCCUPANT LOAD = (101 MALE + 101 FEMALE) = 202
(1) W.C. TOILETS PER 40 (FEMALE) = (3) REQ.
(1) W.C. TOILET PER 40 (MALE) = (3) REQ.
(1) URINAL = (1) W.C. TOILET (UP TO 50% SUBSTITUTION)
(1) LAVATORY/SINK PER 75 (FEMALE) = (2) REQ.
(1) LAVATORY/SINK PER 75 (MALE) = (2) REQ.
(1) SERVICE SINK REQ.
(1) D.F. DRINKING FOUNTAIN PER 500 = 1
NOTE: DRINKING FOUNTAINS NOT REQ. WHERE ICE WATER IS
SERVED PER UBC 410.4 SUBSTITUTION

(SEE PLANS FOR SCHEDULED FIXTURES)
- M/E/P DESIGN:** (BY OTHERS)
MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, VENTILATION,
SPRINKLER DESIGN BY OTHERS. PROVIDE ENGINEERED
DRAWINGS AS REQUIRED FOR PERMIT PRIOR TO ANY WORK.
EQUIPMENT SHOWN FOR REFERENCE ONLY (MAINTAIN ALL FIRE
RATED ASSEMBLIES)

NOTE: FINAL KITCHEN DESIGN & EQUIPMENT SELECTION BY
OTHERS (PER OWNER REQUEST - NO EXHAUST HOOD /
SUPPRESSION SYSTEM IS ANTICIPATED AT THIS TIME)

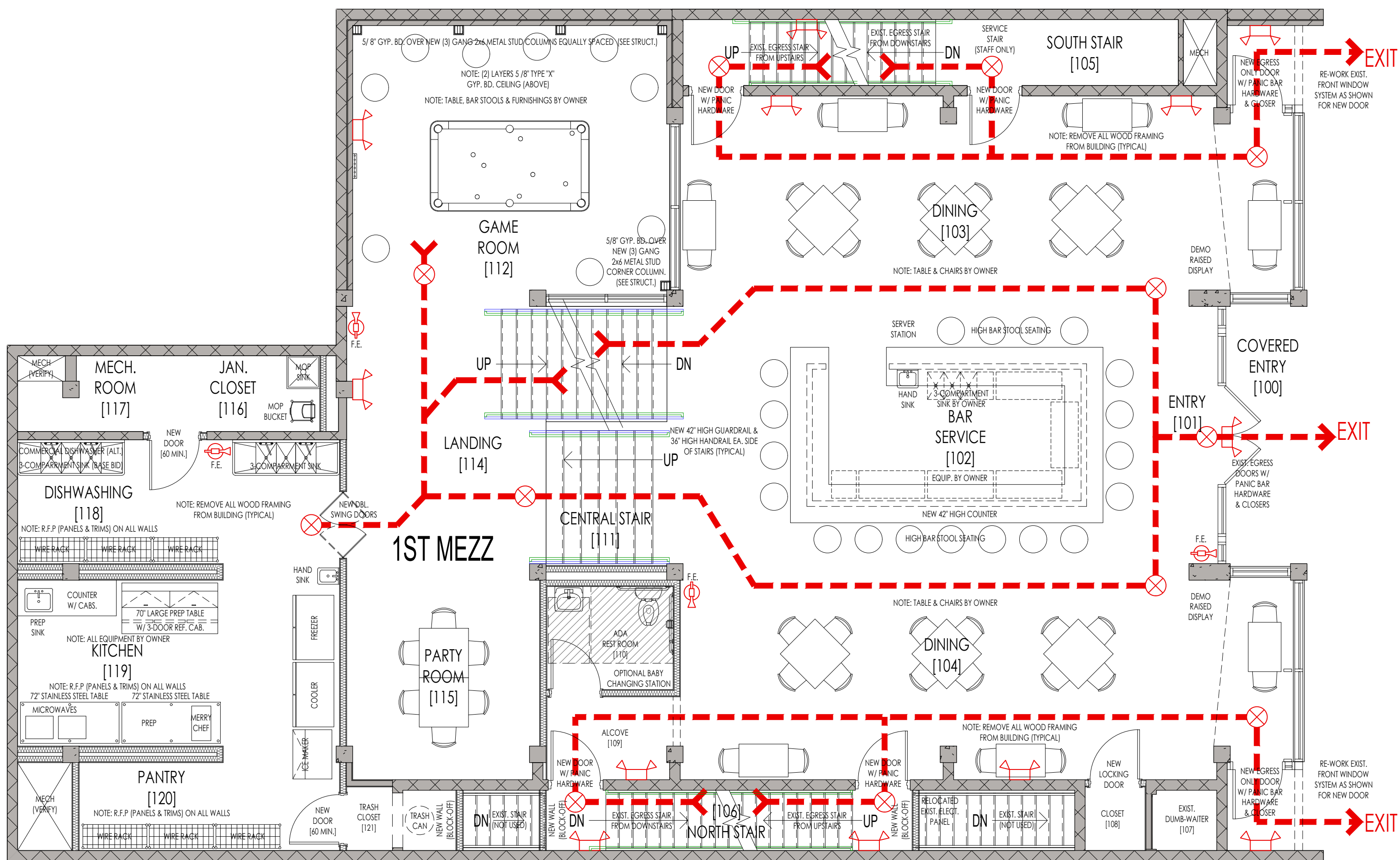
AREA MAP





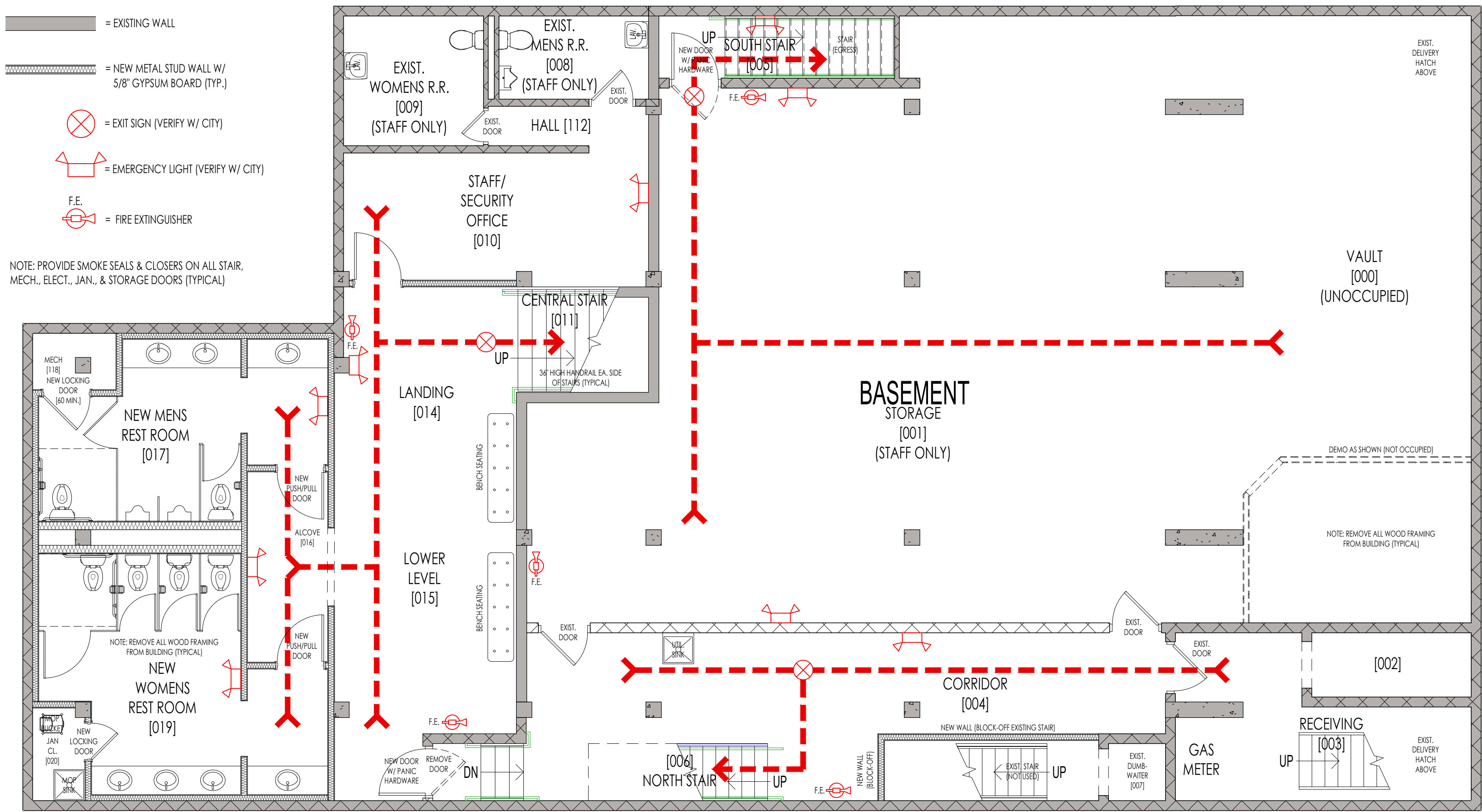
102 2ND FLOOR + MEZZ. PLAN
3,438 SQ. FT. (2ND FLR + MEZZ) NOTE: VERIFY ALL DIMENSIONS

Scale: 3/16" = 1'-0"



101 1ST FLOOR + MEZZ. PLAN
3,438 SQ. FT. (1ST FLR + MEZZ) NOTE: VERIFY ALL DIMENSIONS

Scale: 3/16" = 1'-0"



100 LOWER LEVEL + BASEMENT PLAN
3,438 SQ. FT. (LOWER LEVEL + BASEMENT) NOTE: VERIFY ALL DIMENSIONS

Scale: 3/16" = 1'-0"

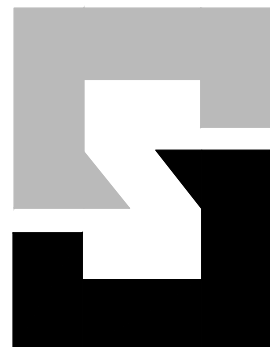
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APPROVED BY: _____
JOB DATE: 7-08-2024
JOB NO: 24-253

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES



REVISIONS			
#	DATE	BY	DESCRIPTION
#1	6/26/2024	KRS	CITY REVIEW
#2	7/08/2024	KRS	STRUCT. REVISION
#3	11/15/2024	KRS	KITCHEN REVISION

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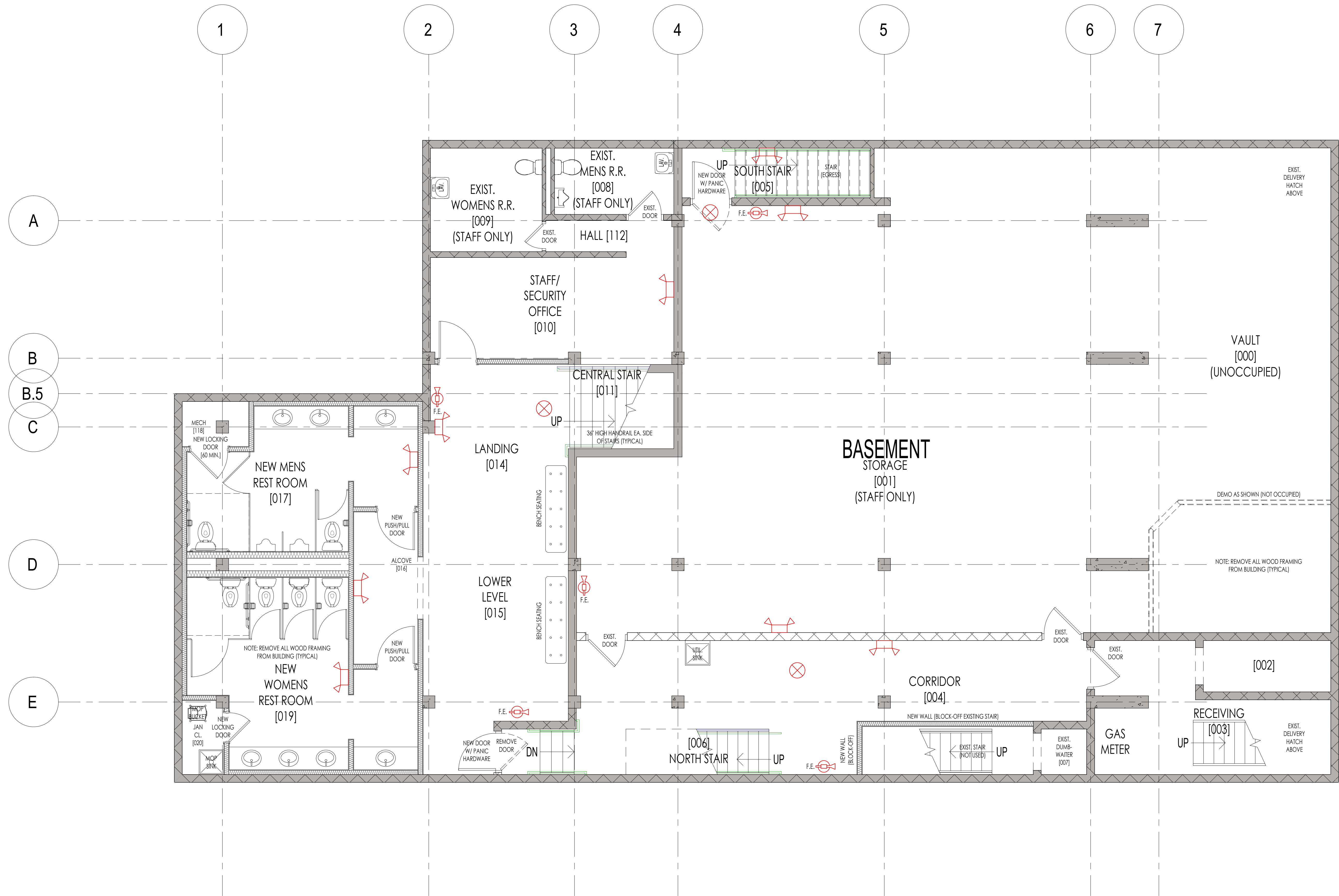


SELECT STRUCTURAL

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

2435 E KIMBERLY RD. SUITE 240S
BETTENDORF, IA 52722
563-359-3117

\\SSC\CR\3\23\Projects\CR\2024\24-253 138 S CLINTON - BARKALOW\USE Drawings\138 S CLINTON (CURRENT REV 2024).dwg



100

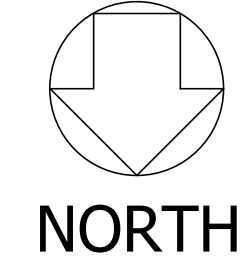
LOWER LEVEL + BASEMENT PLAN

3,438 SQ.FT. (LOWER LEVEL + BASEMENT) NOTE: VERIFY ALL DIMENSIONS

Scale: 1/4" = 1'-0"

- = EXISTING WALL
- = NEW METAL STUD WALL W/ 5/8" GYPSUM BOARD (TYP.)
- = EXIT SIGN (VERIFY W/ CITY)
- = EMERGENCY LIGHT (VERIFY W/ CITY)
- = FIRE EXTINGUISHER
- = NEW HANDRAIL (+36")
- = NEW GUARDRAIL (+42")

NOTE: PROVIDE SMOKE SEALS & CLOSERS ON ALL STAIR, MECH., ELECT. JAN. & STORAGE DOORS (TYPICAL)



SELECT STRUCTURAL

2435 E KIMBERLY RD., SUITE 240S
BETTENDORF, IA 52722
563-359-3117

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

BR
Barkalow & Associates, Inc.

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
JOB DATE: 7/8/2024
JOB NO: 24-253


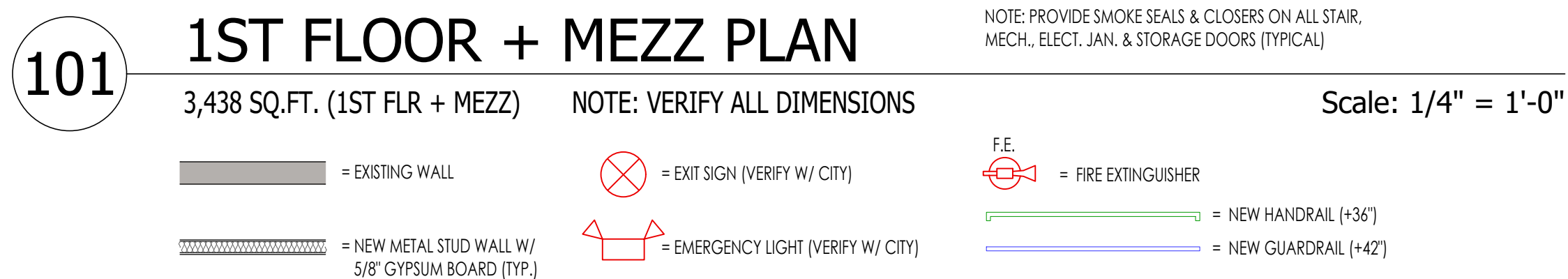
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REVISIONS

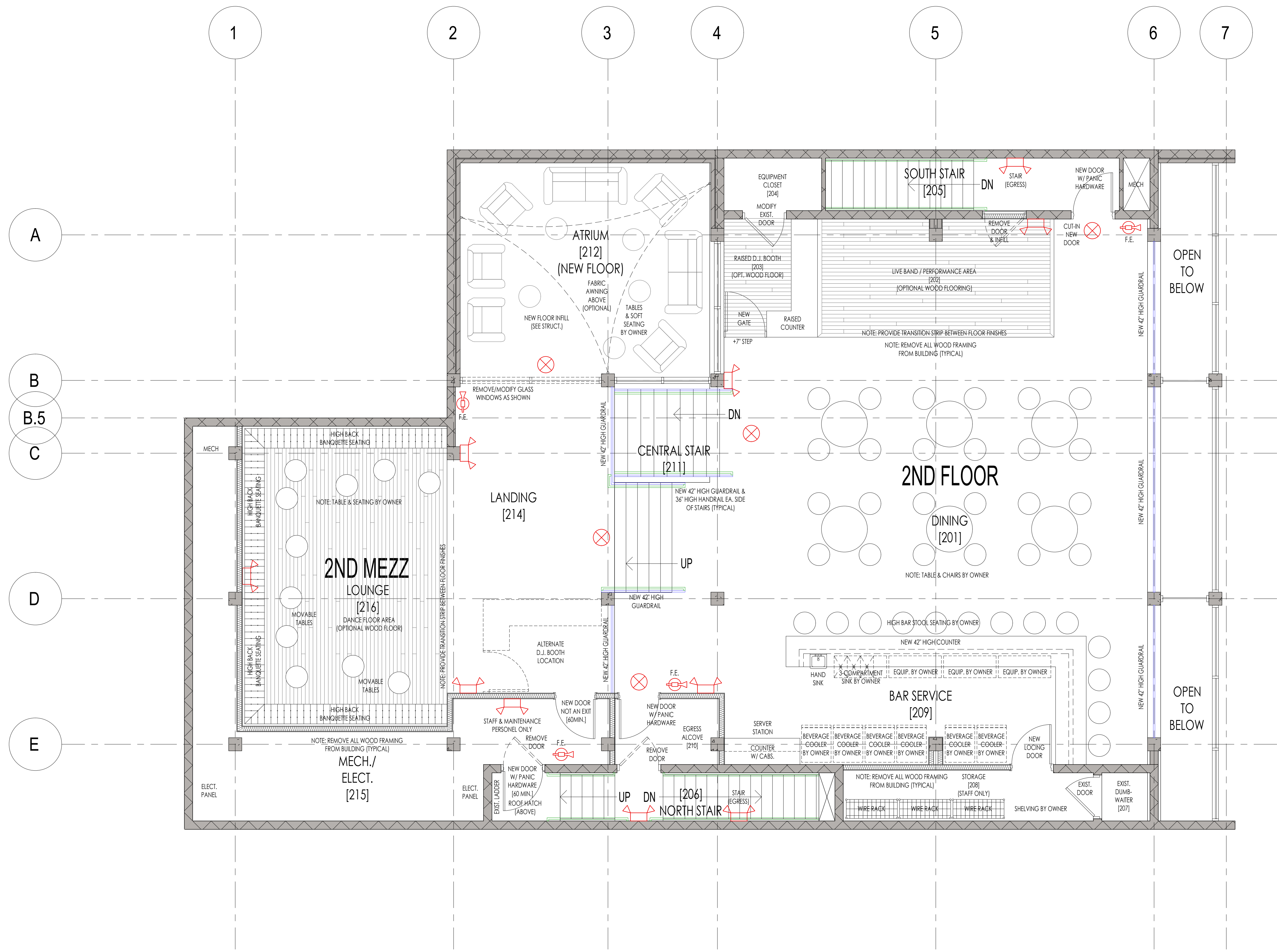
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#1	6/26/2024	KRS	CITY REVIEW
#2	7/08/2024	KRS	STRUCT. REVISION
#3	11/15/2024	KRS	KITCHEN REVISION

PAGE NO. A-100

SHEET TITLE
LOWER LEVEL & BASEMENT PLAN



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102

2ND FLOOR + MEZZ. PLAN

3,438 SQ.FT. (2ND FLR + MEZZ)

NOTE: VERIFY ALL DIMENSIONS

Scale: 1/4" = 1'-0"

= EXISTING WALL

= NEW METAL STUD WALL W/ 5/8" GYPSUM BOARD (TYP.)

= EXIT SIGN (VERIFY W/ CITY)

= EMERGENCY LIGHT (VERIFY W/ CITY)

= FIRE EXTINGUISHER

= NEW HANDRAIL (+36")

= NEW GUARDRAIL (+42")

SELECT STRUCTURAL

2435 E KIMBERLY RD., SUITE 240S
BETTENDORF, IA 52722
563-359-3117

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

REVISIONS	
#	DATE
1	6/26/2024
2	7/09/2024
3	11/15/2024

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NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

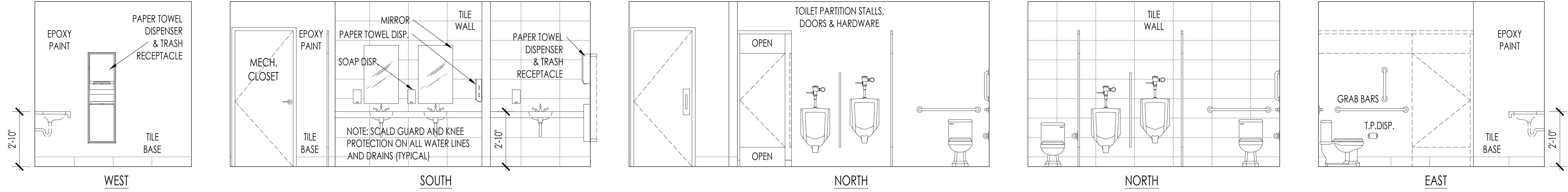
BR
Barkalow & Associates

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

2ND FLOOR & MEZZANINE PLAN

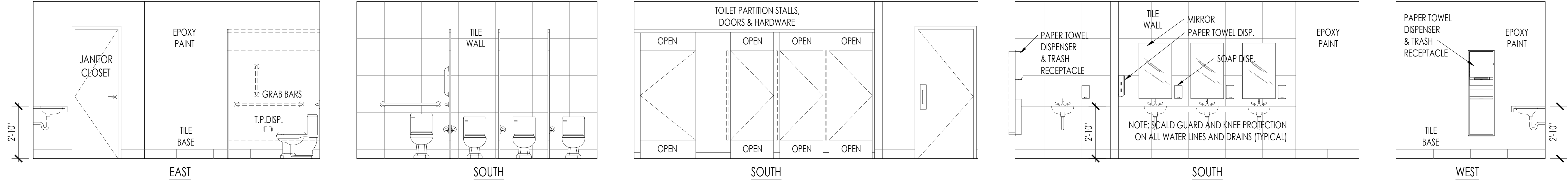
A-200

\\SSC\CR\23\Projects\CR\2024\24-253 138 S CLINTON - BARKALOW\ISE Drawings\138 S CLINTON (CURRENT REV 2024).dwg



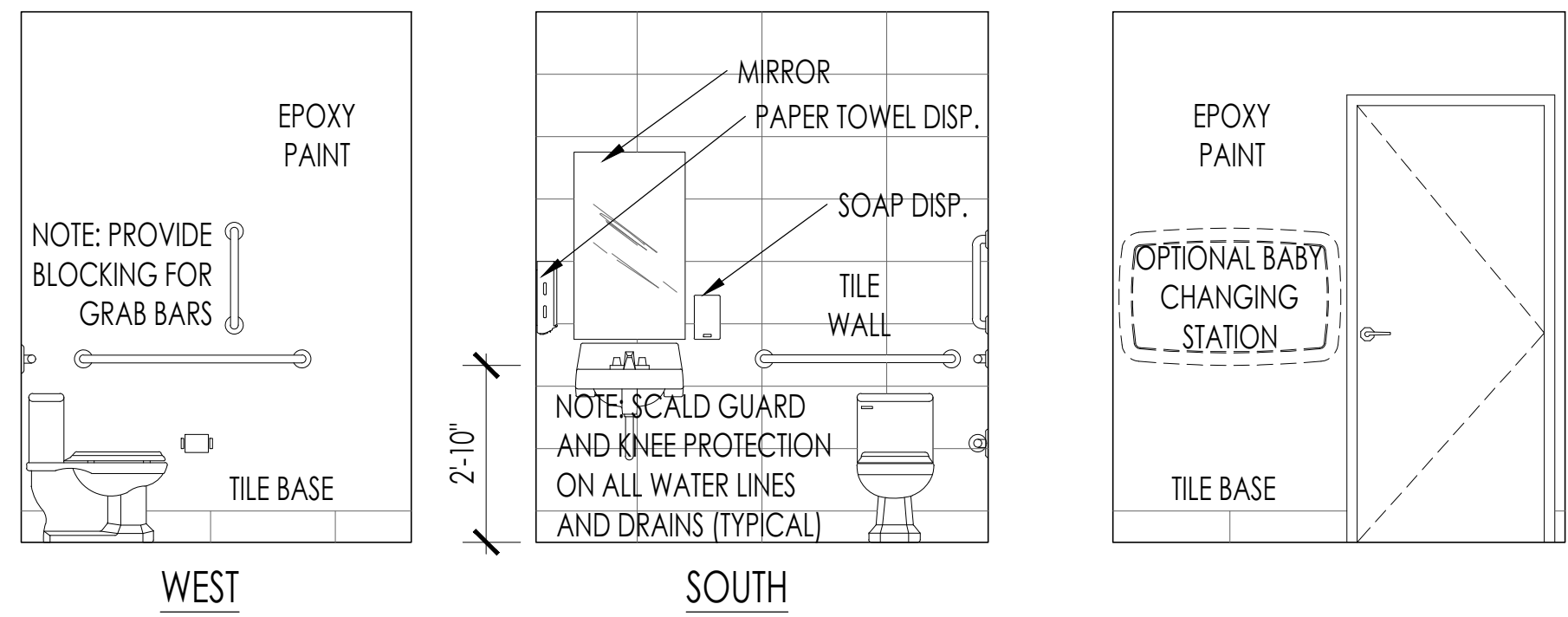
016 MEN'S REST ROOM

Scale: 3/8" = 1'-0"



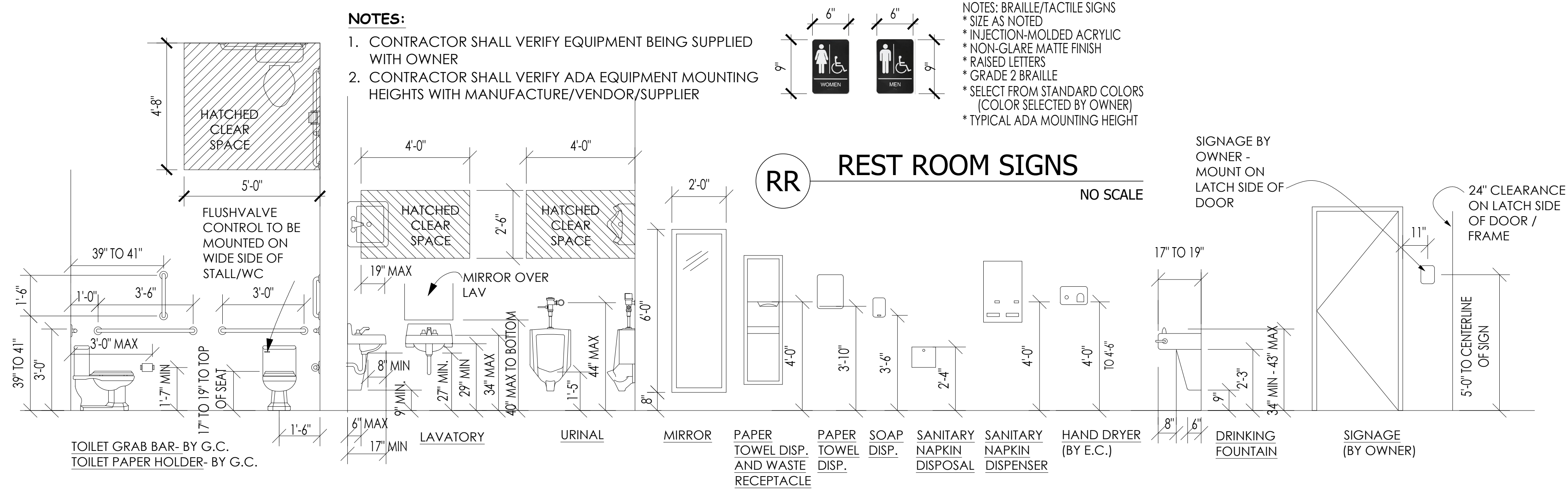
018 WOMEN'S REST ROOM

Scale: 3/8" = 1'-0"



110 ADA REST ROOM

Scale: 3/8" = 1'-0"



ADA TYPICAL ADA REQUIREMENTS - FOR REFERENCE ONLY

SCALE: 3/8"=1'-0"



REVISIONS		DESCRIPTION
#	DATE	BY
#1	6/26/2024	KRS
#2	7/09/2024	KRS
#3	11/15/2024	KRS

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ROOM FINISH SCHEDULE											
#	ROOM NAME	FLOOR			WALLS		CEILING			SIGN	NOTES
		MATERIAL	FINISH	BASE	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT		
BASEMENT									(NOMINAL)		
000	VAULT	CONC.			EXIST.		EXPOSED STRUCT.			--	UNOCCUPIED (UNDER CITY SIDEWALK)
001	STORAGE	CONC.			EXIST.		EXPOSED STRUCT.			--	
002	ANTI	CONC.			EXIST.		EXPOSED STRUCT.			--	
003	RECEIVING	CONC.			EXIST.		EXPOSED STRUCT.			--	
004	CORRIDOR	CONC.			EXIST.		EXPOSED STRUCT.			--	
005	SOUTH STAIR	CONC.			EXIST.		--			YES	
006	NORTH STAIR	CONC.			EXIST.		--			YES	
007	DUMB WAITER (EXISTING)	CONC.		--	EXIST.	--	--			YES	STAFF ONLY
008	MENS REST ROOM (STAFF)	CONC.			EXIST.		EXIST.			YES	STAFF ONLY
009	WOMENS REST ROOM (STAFF)	CONC.			EXIST.		EXIST.			--	
010	STAFF / SECURITY OFFICE	CONC.	SEAL	VINYL	GYP BD	PT	EXPOSED STRUCT.				
011	CENTRAL STAIR	CONC.			EXIST.		EXPOSED STRUCT.			--	
012	HALL	CONC.		VINYL	EXIST.		EXIST.			--	
013	RESERVED - NOT USED										
014	LANDING	CONC.	SEAL	VINYL	EXIST.	PT	EXPOSED STRUCT.			--	
015	LOWER LEVEL	CONC.	SEAL	VINYL	EXIST.	PT	EXPOSED STRUCT.			--	
016	ALCOVE	CONC.	SEAL	VINYL	GYP BD	PT	EXPOSED STRUCT.			YES	
017	MENS REST ROOM	CONC.	SEAL	TILE	MR GYP BD	E-PT	EXPOSED STRUCT.			YES	
018	MECHANICAL CLOSET	CONC.	SEAL	VINYL	GYP BD	PT	EXPOSED STRUCT.			YES	
019	WOMENS REST ROOM	CONC.	SEAL	TILE	MR GYP BD	E-PT	EXPOSED STRUCT.			YES	
020	JANITOR CLOSET	CONC.	SEAL	VINYL	MR GYP BD	E-PT	EXPOSED STRUCT.			YES	
1ST FLOOR											
100	COVERED ENTRY	CONC.	--	--	--	--	EXIST.			--	
101	ENTRY	CONC.	SEAL	WD	EXIST.	PT	EXPOSED STRUCT.			--	
102	BAR SERVICE	CONC.	SEAL	VINYL	--	--	EXPOSED STRUCT.			--	
103	DINING (SOUTH)	CONC.	SEAL	WD	EXIST.	PT	EXPOSED STRUCT.			--	
104	DINING (NORTH)	CONC.	SEAL	WD	EXIST.	PT	EXPOSED STRUCT.			--	
105	SOUTH STAIR	CONC.		--	--	--	--			YES	
106	NORTH STAIR	CONC.		--	--	--	--			YES	
107	DUMB WAITER (EXISTING)	CONC.		--	EXIST.	--	--			--	
108	CLOSET	CONC.	SEAL	VINYL	EXIST.	PT	GYP BD	PT		--	
109	RESERVED - NOT USED										
110	ADA REST ROOM (UNISEX)	CONC.	SEAL	TILE	MR GYP BD	E-PT	A.C.T.			YES	
111	CENTRAL STAIR	CONC.		--	--	--	EXPOSED STRUCT.			--	
112	GAME ROOM	CONC.	SEAL	WD	EXIST.	--	GYP BD	PT		--	
113	RESERVED - NOT USED										
114	LANDING	CONC.	SEAL	--	--	--	EXPOSED STRUCT.			--	
115	PARTY ROOM	CONC.	SEAL	WD	GYP BD	PT	EXPOSED STRUCT.			--	
116	JANITOR CLOSET	CONC.	SEAL	VINYL	EXIST.	E-PT	EXPOSED STRUCT.			YES	
117	MECHANICAL CLOSET	CONC.	SEAL	VINYL	EXIST.	E-PT	EXPOSED STRUCT.			YES	
118	DISHWASHING	CONC.	SEAL	VINYL	MR GYP BD	RFP / E-PT	EXPOSED STRUCT.			--	
119	KITCHEN	CONC.	SEAL	VINYL	MR GYP BD	RFP / E-PT	EXPOSED STRUCT.			--	
120	PANTRY	CONC.	SEAL	VINYL	MR GYP BD	RFP / E-PT	EXPOSED STRUCT.			--	
121	TRASH CLOSET	CONC.	SEAL	VINYL	MR GYP BD	E-PT	EXPOSED STRUCT.			YES	

LEGEND
RFP = REINFORCED FIBERGLASS PANELS & TRIMS
E-PT = EPOXY PAINT
GYP BD = GYPSUM BOARD (5/8" TYP.)
MR GYP BD = MOISTURE RESISTANT GYPSUM BOARD
A.C.T. = ACOUSTICAL CEILING TILE (2'X2' GRID)
WD = WOOD

ROOM FINISH SCHEDULE											
#	ROOM NAME	FLOOR			WALLS		CEILING			SIGN	NOTES
		MATERIAL	FINISH	BASE	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT		
2ND FLOOR									(NOMINAL)		
201	DINING	CONC.	SEAL	VINYL	EXIST.	PT	EXPOSED STRUCT.			--	
202	PERFORMANCE AREA	CONC.	WD	WD	EXIST.	PT	EXPOSED STRUCT.			--	LIVE BAND / PERFORMANCE AREA
203	D.J. BOOTH	CONC.	WD	WD	EXIST.	PT	EXPOSED STRUCT.			--	7" RAISED FLOOR
204	EQUIPMENT CLOSET	CONC.	SEAL	VINYL	EXIST.	PT	EXPOSED STRUCT.			YES	
205	SOUTH STAIR	CONC.	--	--	EXIST.		EXPOSED STRUCT.			YES	
206	NORTH STAIR	CONC.	--	--	EXIST.		EXPOSED STRUCT.			YES	
207	DUMB WAITER (EXISTING)	CONC.	--	--	EXIST.		EXIST.			--	
208	CLOSET	CONC.	SEAL	VINYL	GYP BD	E-PT	EXPOSED STRUCT.			YES	
209	BAR SERVICE	CONC.	SEAL	--	GYP BD	E-PT	EXPOSED STRUCT.			--	
210	EGRESS ALCOVE	CONC.	SEAL	VINYL	GYP BD	PT	EXPOSED STRUCT.			YES	
211	CENTRAL STAIR	CONC.	--	--	--	--	EXPOSED STRUCT.			--	
212	ATRIUM (NEW FLOOR)	CONC.	SEAL	WD	EXIST.	--	EXIST. SKYLIGHT			--	
213	RESERVED - NOT USED										
214	LANDING	CONC.	SEAL	VINYL	EXIST.	PT	EXPOSED STRUCT.			--	
215	MECH. / ELECT. ROOM	CONC.	--	VINYL	GYP BD	PT	EXPOSED STRUCT.			YES	
216	LOUNGE	CONC.	WD	--	GYP BD	PT	EXPOSED STRUCT.			--	
							</				

SELECT

STRUCTURAL

2435 E KIMBERLY RD., SUITE 240S
BETTENDORF, IA 52722
563-359-3117

606 14TH AVE SW
CEDAR RAPIDS, IA 52404
319-365-1150

DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
JOB DATE: 7/8/2024
JOB NO. _____

A-250

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES

BR

Barkalow & Associates

REVISIONS

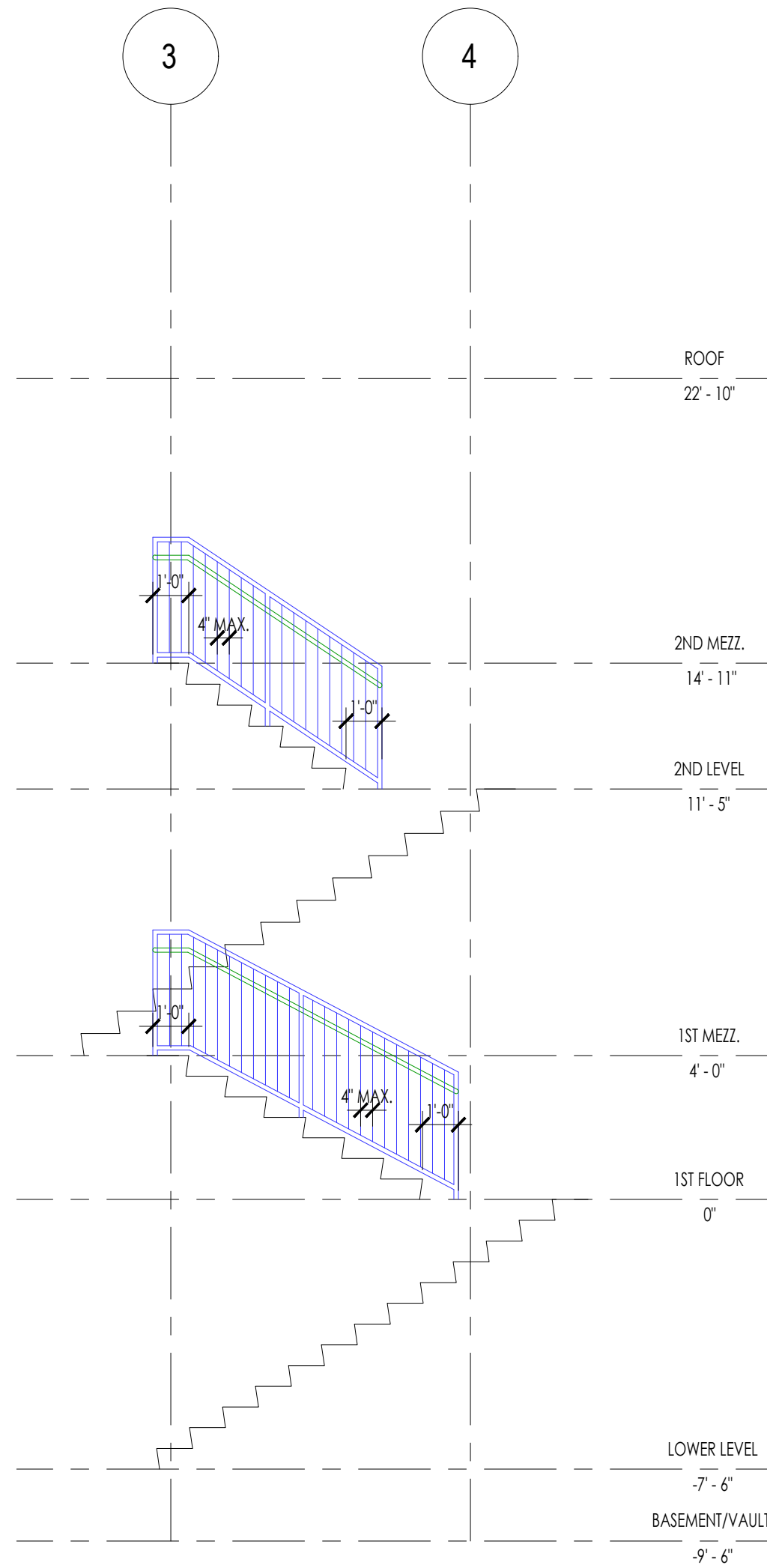
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#1	6/26/2024	KRS	CITY REVIEW
#2	7/08/2024	KRS	STRUCT. REVISION
#3	11/15/2024	KRS	KITCHEN REVISION

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SHEET TITLE
ROOM FINISH SCHEDULE

A-250

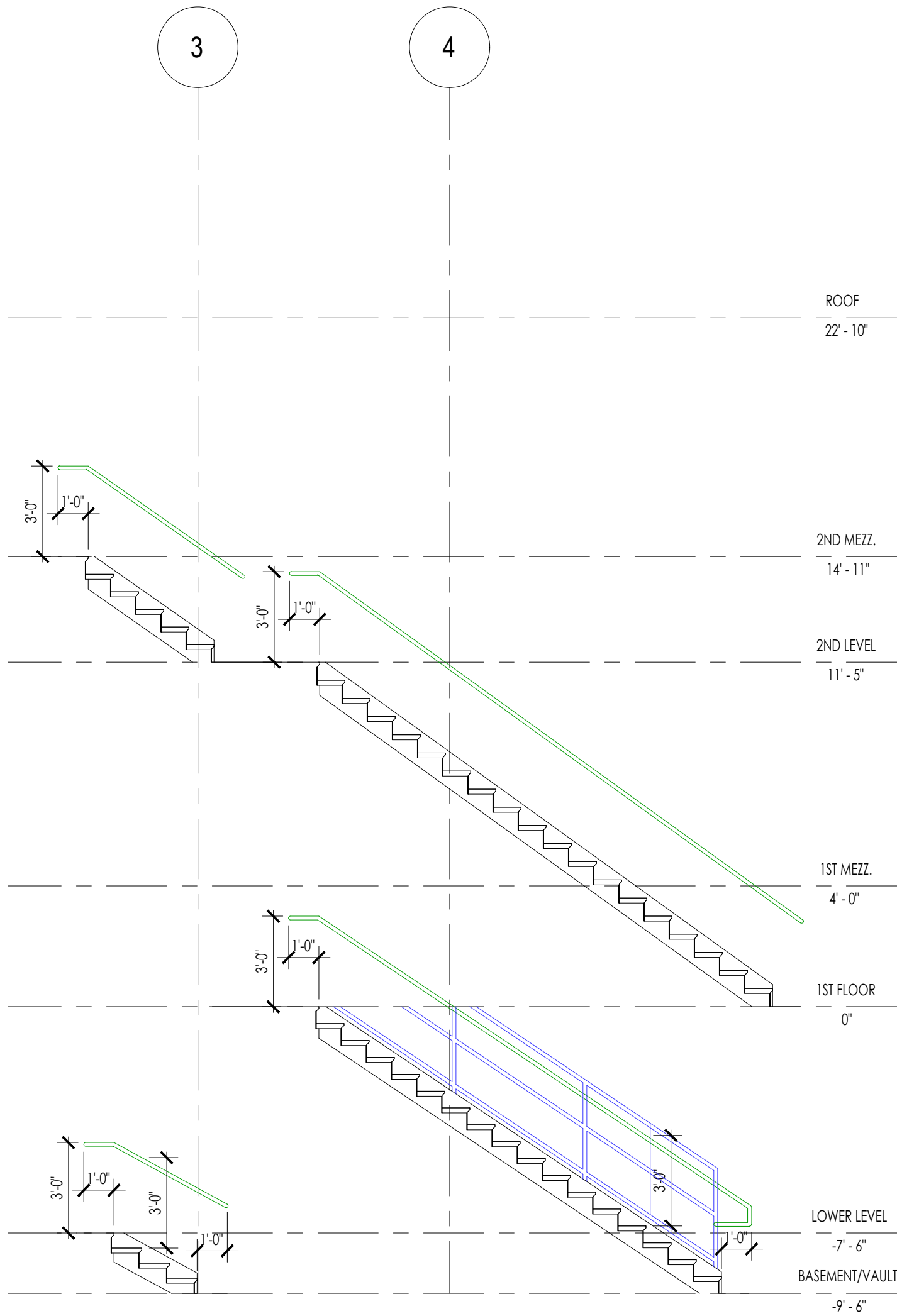
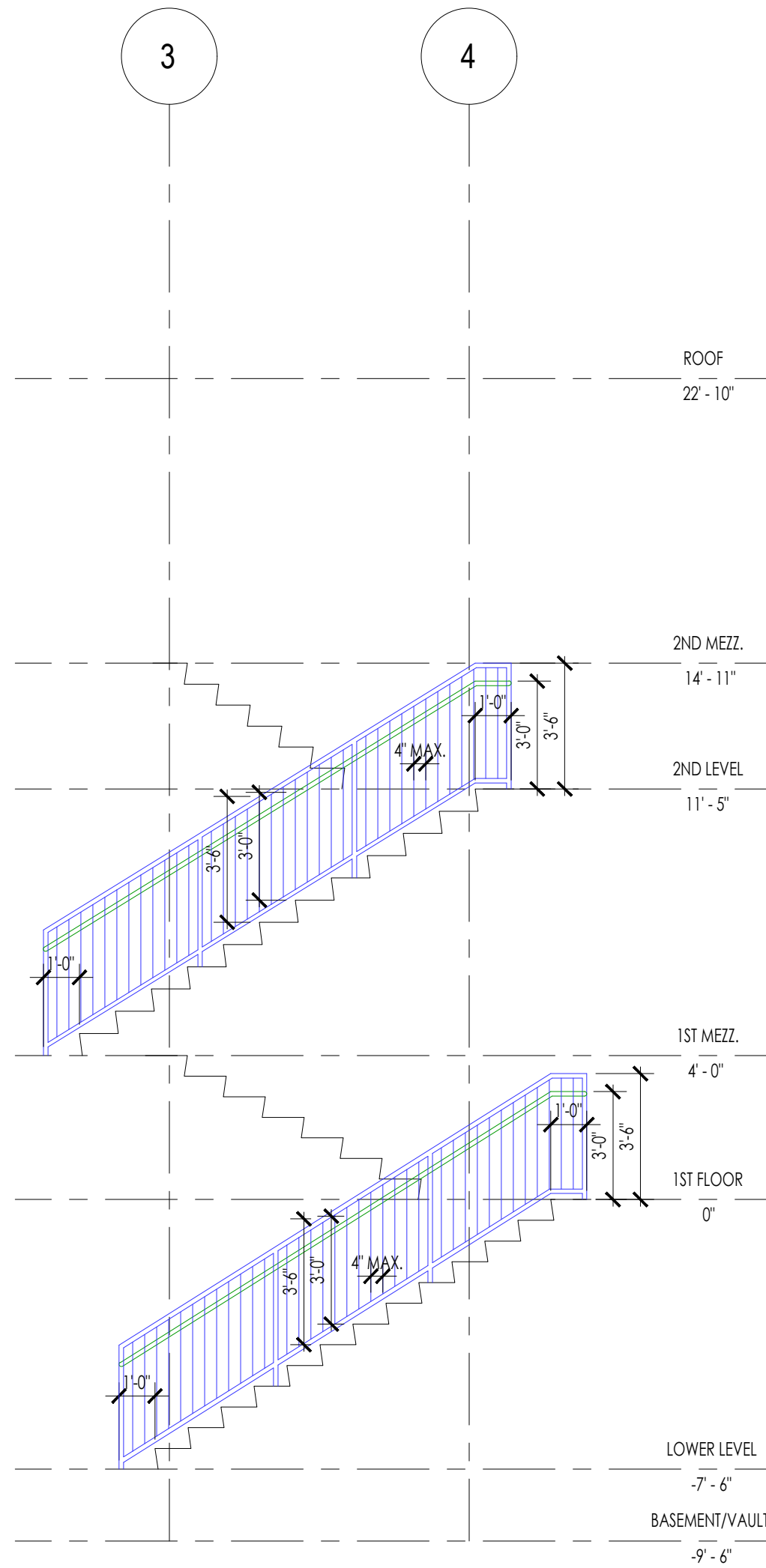
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CS CENTRAL STAIR GUARDRAIL & HANDRAIL DIAGRAM
NOTE: VERIFY ALL DIMENSIONS & ELEVATIONS

— = NEW HANDRAIL (+36")
— = NEW GUARDRAIL (+42")

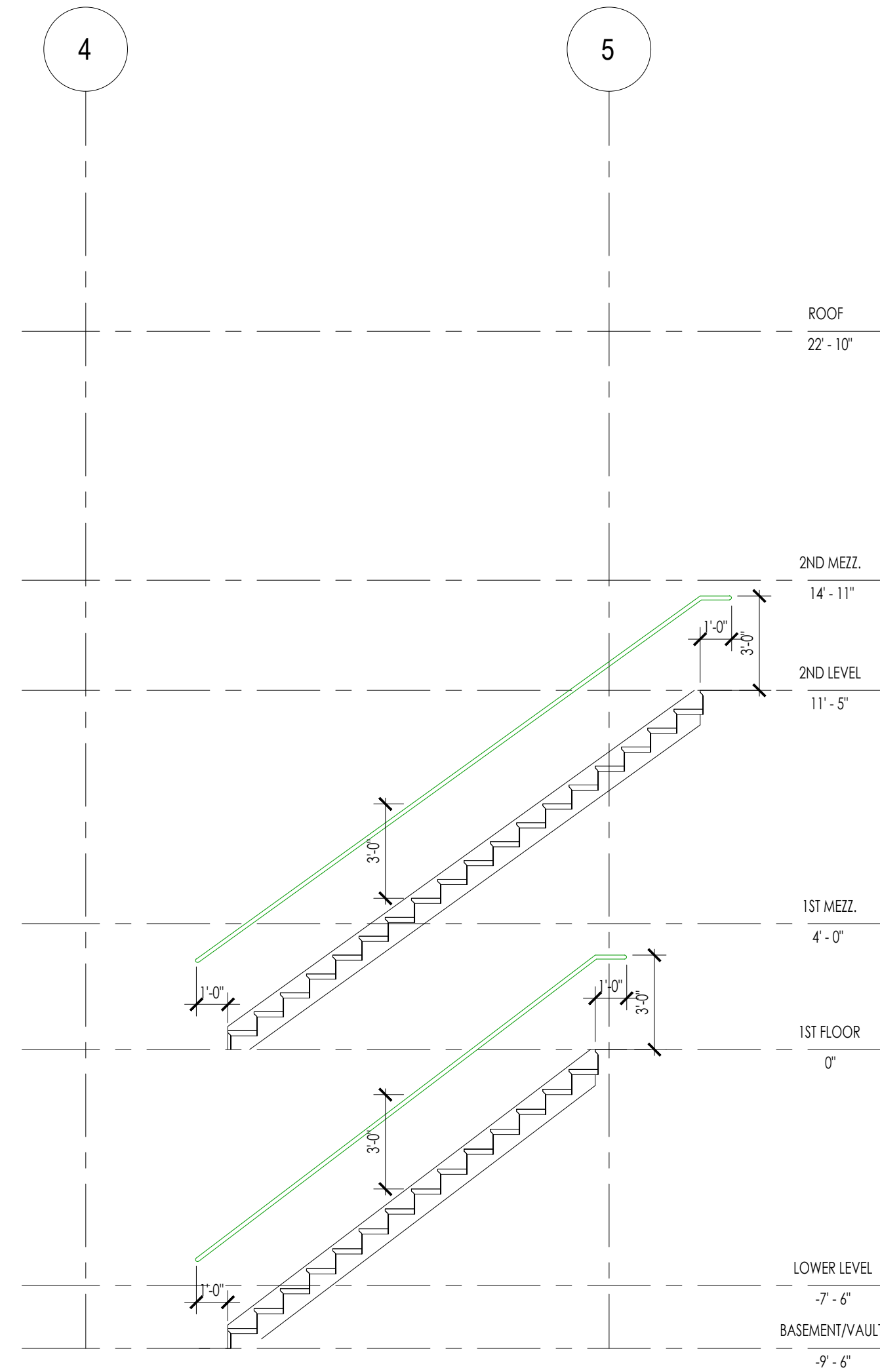
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NS NORTH STAIR HANDRAIL DIAGRAM
NOTE: VERIFY ALL DIMENSIONS & ELEVATIONS

— = NEW HANDRAIL (+36")
— = NEW GUARDRAIL (+42")

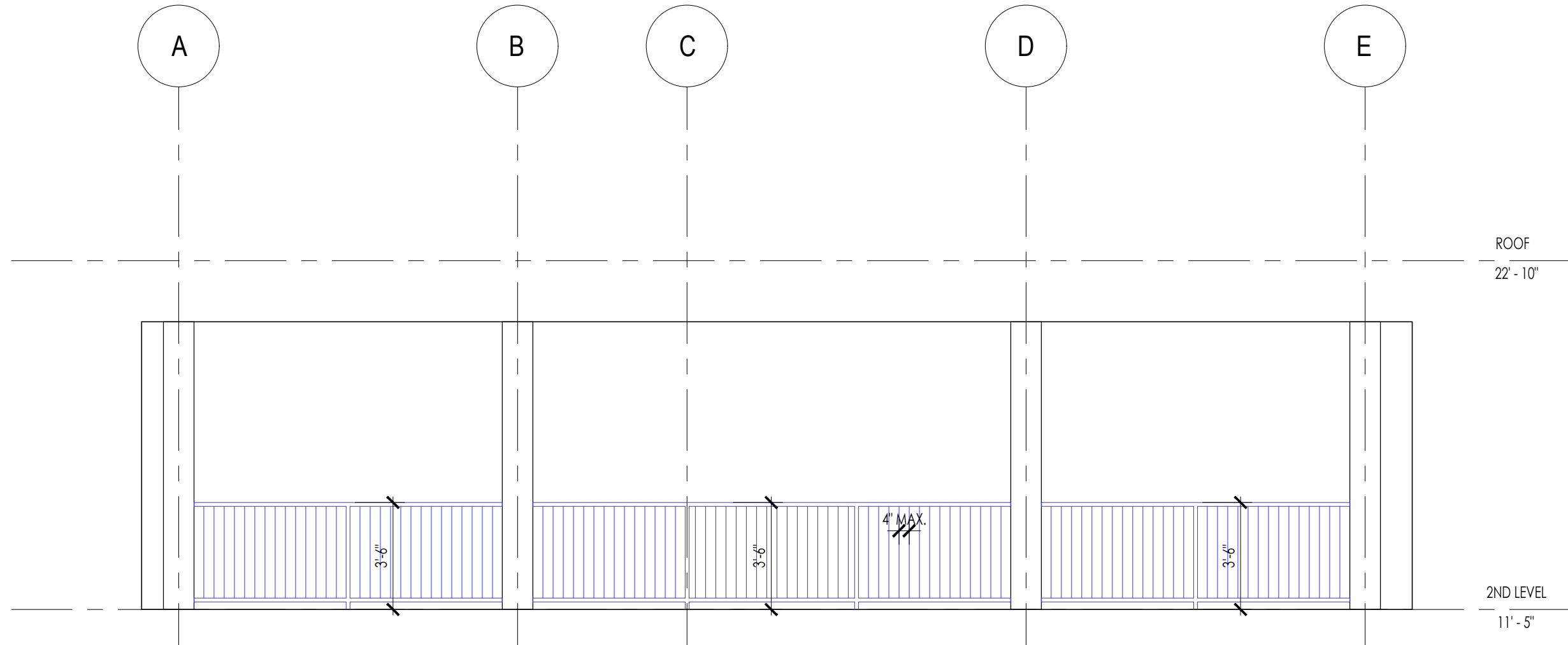
Scale: 1/4" = 1'-0"



NS SOUTH STAIR HANDRAIL DIAGRAM
NOTE: VERIFY ALL DIMENSIONS & ELEVATIONS

— = NEW HANDRAIL (+36")
— = NEW GUARDRAIL (+42")

Scale: 1/4" = 1'-0"



WG WEST GUARDRAIL DIAGRAM
NOTE: FIELD VERIFY ALL DIMENSIONS, ELEVATIONS & CONDITIONS

— = NEW GUARDRAIL (+42")

Scale: 1/4" = 1'-0"

DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
JOB DATE: 7/8/2024
JOB NO: 24-253

PAGE NO. A-300

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
138 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKALOW & ASSOCIATES



SHEET TITLE
HANDRAIL & GUARDRAIL DIAGRAMS

#	DATE	BY	DESCRIPTION
#1	6/26/2024	KRS	CITY REVIEW
#2	7/09/2024	KRS	STRUCT. REVISION
#3	11/15/2024	KRS	KITCHEN REVISION

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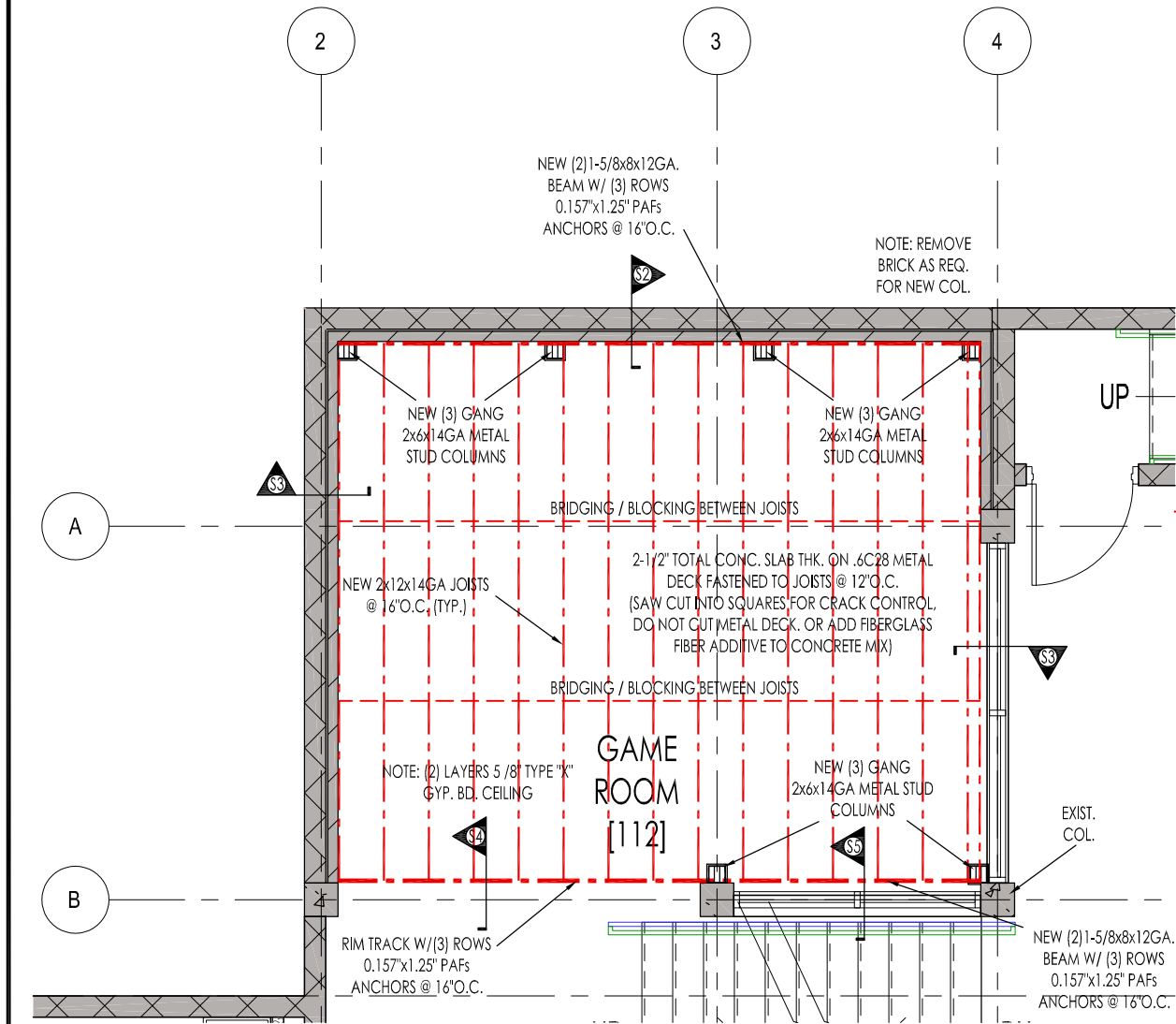


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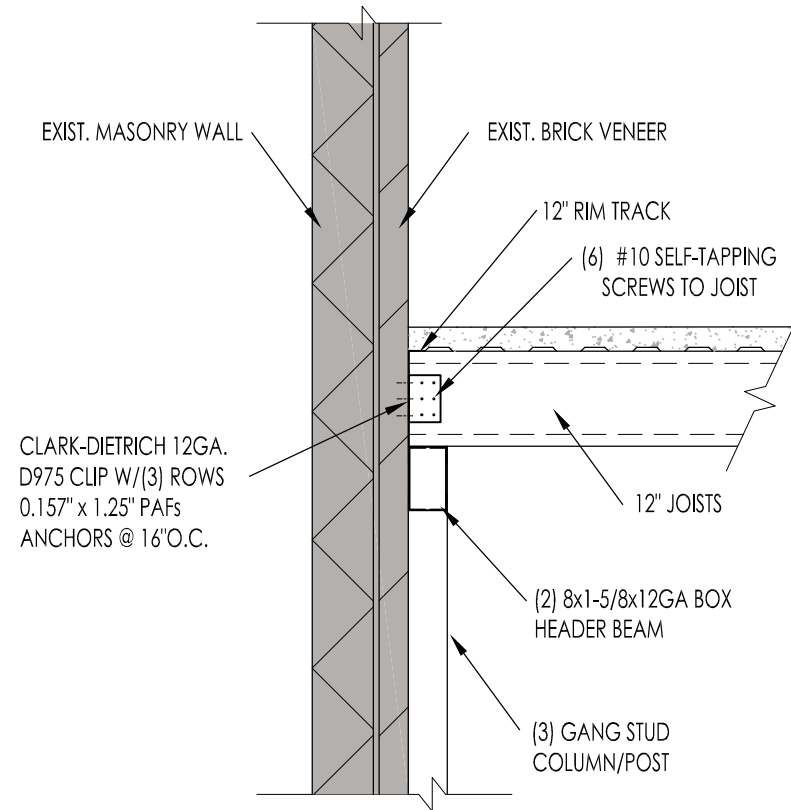
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CEDAR RAPIDS, IA 52404
319-365-1150

2435 E KIMBERLY RD, SUITE 240S
BETTENDORF, IA 52722
563-359-3117

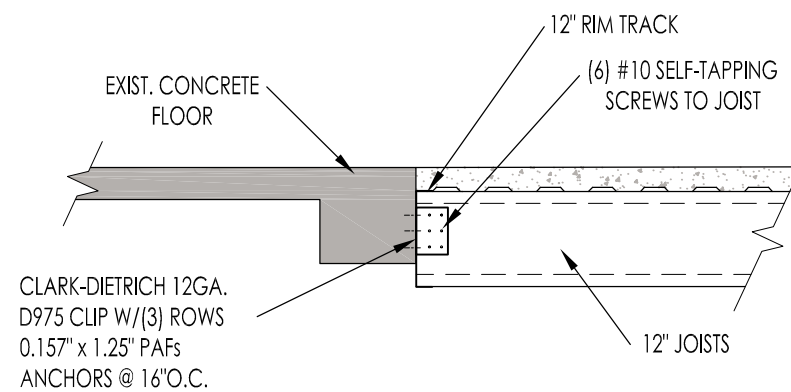
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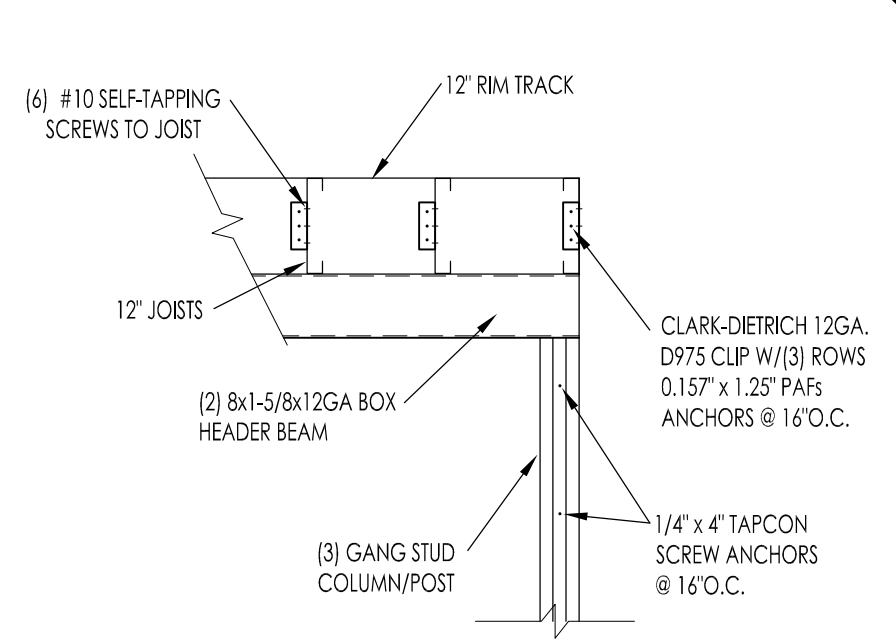
S1 FLOOR FRAMING PLAN
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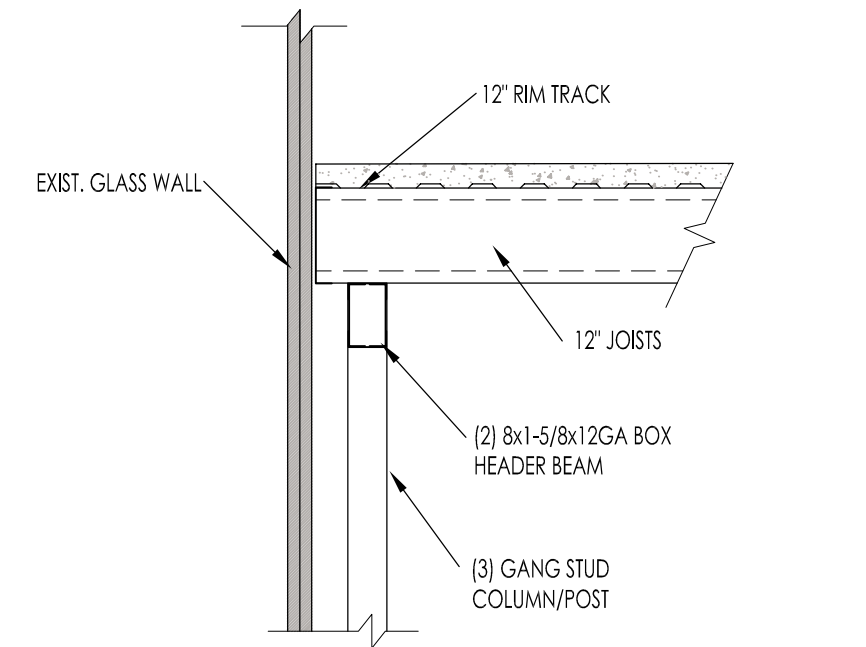
S2 FRAMING DETAIL
Scale: 1/2" = 1'-0"



S4 FRAMING DETAIL
Scale: 1/2" = 1'-0"



S3 FRAMING DETAIL
Scale: 1/2" = 1'-0"



S5 FRAMING DETAIL
Scale: 1/2" = 1'-0"

REVISIONS		DESCRIPTION
#	DATE	BY

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License Application

▪ Applicant

Name of Legal Entity : 138 SOUTH CLINTON INC

Name of Business(DBA) : Karma Nightclub

Address of Premises : 138 South Clinton Street

Premises Suite/Apt Number :

City : Iowa City

County : Johnson

Zip : 52240

Business : (319) 594-7602

Mailing Address: 517 Potter Street

City : Tiffin

State : Iowa

Zip : 52340

▪ Contact Person

Name : Jason Zeman

Phone : (319) 594-7602

Email : iowacitybiz@gmail.com

▪ **License Information**

License Number :

License/Permit Type : Class C Retail Alcohol License

Term : 12 Month

Status : Submitted to Local Authority

Effective Date :

Expiration Date :

Sub-Permits : Class C Retail Alcohol License

Privileges :

Last Day of Business :

▪ **Status of Business**

Business Type : Corporation

■ **Ownership**

Jason Zeman

City : Tiffin

State : Iowa

Zip : 52340

Position : CEO

% of ownership : 100%

U.S. Citizen : Yes

■ **Insurance Company Information**

Insurance Company : Founders Insurance Company

Policy Effective Date : 2025-03-01

Policy Expiration : 2026-03-01

Bond Effective :

Dram Cancel Date :

Outdoor Service Effective :

Outdoor Service Expiration :

Temp Transfer Effective Date :

Temp Transfer Expiration Date :

■

■

Karma Night Club, 1385. Clinton St
CITY OF IOWA CITY ADDENDUM TO STATE MASTER APPLICATION FOR NEW RETAIL LIQUOR
LICENSE, WINE, OR BEER PERMIT

City of Iowa City
City Clerk
410 E. Washington St.
Iowa City, Iowa 52240

ADDENDUM

Instructions: This City of Iowa City Addendum must be completed in addition to the State Master Application for New and Renewal of Retail Liquor License, Wine or Beer Permit and Addendum specific to the type of license/permit for which you are applying. Answer all questions even if you believe the requested information is not important, does not apply to you, or may be repetitive. *Applications will not be processed unless all applicable questions are fully answered.*

1. List below all persons having any management interest relating to alcohol sales at this establishment. Also list persons with ownership interest in the establishment.

[illegible]

2. With respect to the Applicant and any person identified in this Addendum or the State Master Application as having any financial interest or control, or any management interest, state whether you ever had a liquor license or permit suspended or revoked, or had an administrative or civil penalty imposed relating to a liquor license or permit in Iowa. If yes, give the name and complete address of the establishment, date or dates of each incident, and a detailed summary explaining the incident and the penalty imposed. Attach an additional sheet, if necessary.

Name	Date of Incident	Charge	Disposition or Penalty	Location or Address of Establishment
Players	10/2020	COVID	Fine	347 S. Gilbert Street, Iowa City, IA 52240

APPLICANT

I hereby declare that all information contained in this Addendum is true and correct.

X [Signature]
Applicant's Signature

1/3/25
Date

State of Iowa

County of Johnson

Signed and sworn to before me on 1/3/25 by Jason Zeman
Date Print Name of Applicant

[Signature]
Signature of Notary

My commission expires: WENDY S. MAYER
Commission Number 729428
My Commission Expires 7-13-25



REVISIONS	
#	DATE
1	10/1/2018
2	10/1/2018
3	10/1/2018
4	10/1/2018
5	10/1/2018
6	10/1/2018
7	10/1/2018
8	10/1/2018
9	10/1/2018
10	10/1/2018

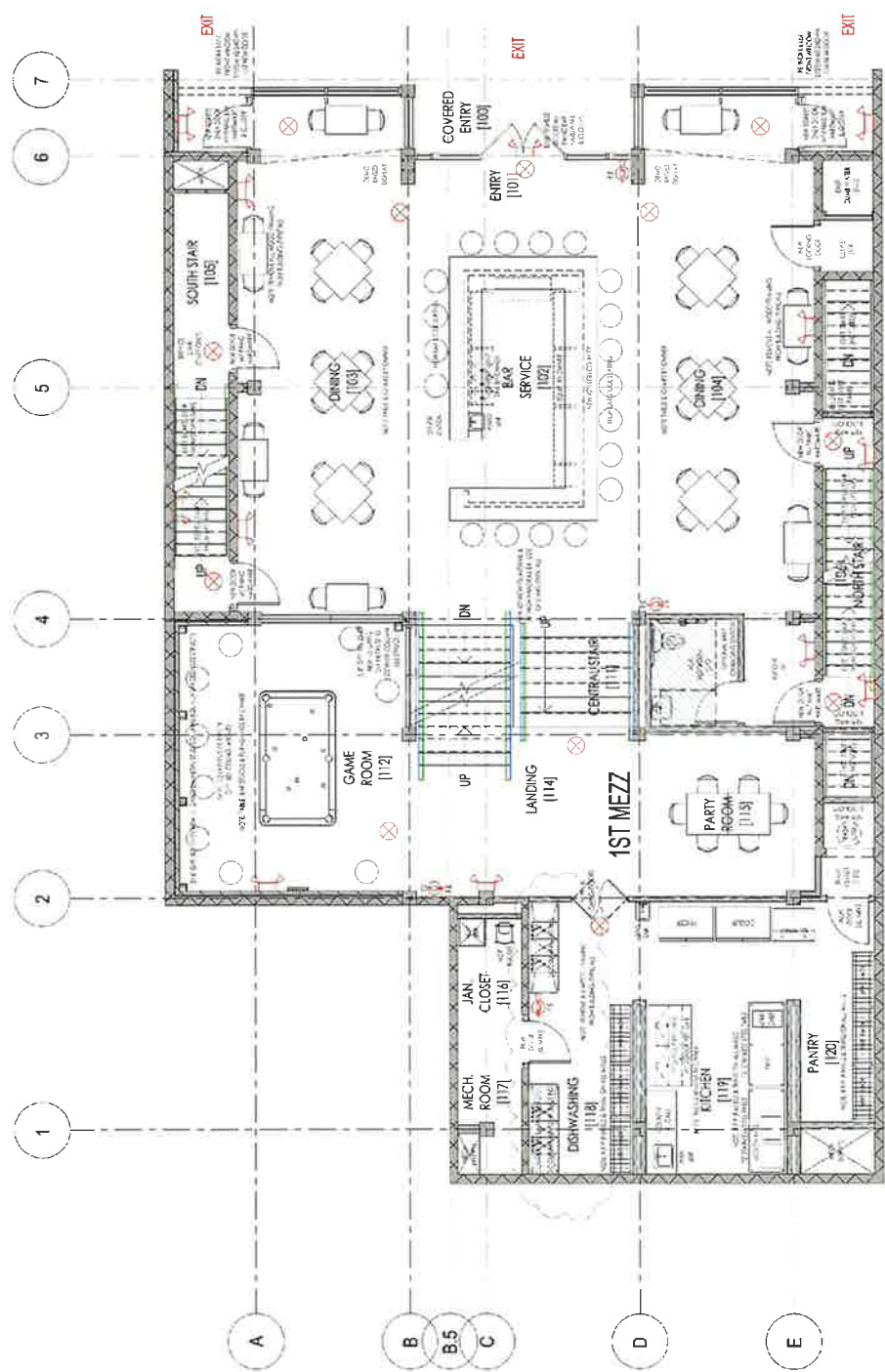
1ST FLOOR & MEZZANINE PLAN

NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)

138 S CLINTON STREET
IOWA CITY, IOWA 52240

BARLOW & ASSOCIATES

PAGE NO.	A-100
DATE	10/1/2018
JOB NO.	138S
PROJECT	NEW RESTAURANT & BAR
OWNER	ACTIVE ENDEAVORS
DESIGNER	BARLOW & ASSOCIATES
ARCHITECT	BARLOW & ASSOCIATES
ENGINEER	BARLOW & ASSOCIATES
CONTRACTOR	BARLOW & ASSOCIATES



Scale: 1/4" = 1'-0"

101 1ST FLOOR + MEZZ PLAN
3,438 SQ. FT. (1ST FLR + MEZZ) NOTE: VERIFY ALL DIMENSIONS

- 1. NEW MATERIAL (100)
- 2. NEW MATERIAL (100)
- 3. NEW MATERIAL (100)
- 4. NEW MATERIAL (100)
- 5. NEW MATERIAL (100)
- 6. NEW MATERIAL (100)
- 7. NEW MATERIAL (100)
- 8. NEW MATERIAL (100)
- 9. NEW MATERIAL (100)
- 10. NEW MATERIAL (100)

- 1. NEW MATERIAL (100)
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- 4. NEW MATERIAL (100)
- 5. NEW MATERIAL (100)
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- 8. NEW MATERIAL (100)
- 9. NEW MATERIAL (100)
- 10. NEW MATERIAL (100)



REVISIONS

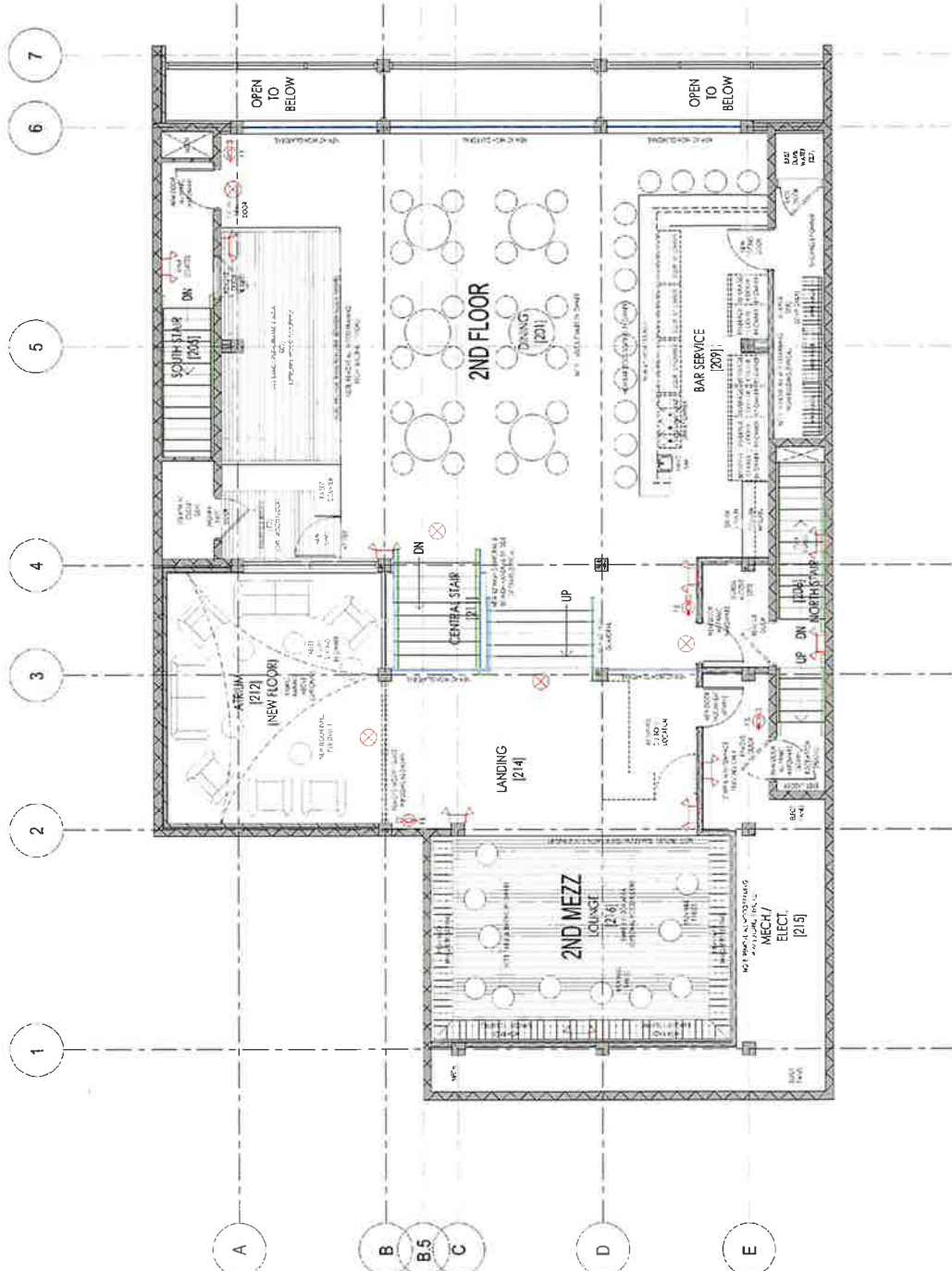
NO.	DATE	BY	DESCRIPTION
1	01/15/2024	JS	ISSUED FOR PERMIT
2	01/15/2024	JS	ISSUED FOR PERMIT
3	01/15/2024	JS	ISSUED FOR PERMIT
4	01/15/2024	JS	ISSUED FOR PERMIT
5	01/15/2024	JS	ISSUED FOR PERMIT
6	01/15/2024	JS	ISSUED FOR PERMIT
7	01/15/2024	JS	ISSUED FOR PERMIT



NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
139 S CLINTON STREET
IOWA CITY, IOWA 52240
BARKLOW & ASSOCIATES

PROJECT DATA

PROJECT NO.	A-200
DATE	01/15/2024
PROJECT NAME	NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
PROJECT ADDRESS	139 S CLINTON STREET, IOWA CITY, IOWA 52240
PROJECT OWNER	NEW RESTAURANT & BAR (FORMER ACTIVE ENDEAVORS)
PROJECT ARCHITECT	BARKLOW & ASSOCIATES
PROJECT ENGINEER	SELECT STRUCTURAL



102 2ND FLOOR + MEZZ. PLAN
3,438 SQ. FT. (2ND FLR + MEZZ)
NOTE: VERIFY ALL DIMENSIONS
Scale: 1/4" = 1'-0"

102 2ND FLOOR + MEZZ. PLAN
3,438 SQ. FT. (2ND FLR + MEZZ)
NOTE: VERIFY ALL DIMENSIONS
Scale: 1/4" = 1'-0"

VERIFIED STATEMENT

STATE OF IOWA)
)ss:
JOHNSON COUNTY)

The undersigned, first being duly sworn upon oath deposes and states:

I, Jason Zeman, hereby verify:

1. That I have applied for a Class C liquor license, wine or beer permit for the following business at the following location:

1. Business Name: 138 S. Clinton Inc dba Karma
2. Business Address: 138 S. Clinton St, Iowa City, IA 52240

2. The regular business hours of this establishment are: 11am - midnight, 7 days a week

3. The following activities, goods and services will be provided at this establishment: Food & Beverage

I understand that this Statement will be used by the City to determine whether my business is an "eating establishment" or a "drinking establishment" as defined by the Iowa City Zoning Code. I further understand that the City may require me to produce certain records to confirm the information I have provided herein, including, but not limited to, business records upon which this statement is based, state and federal tax records, applications for dram shop insurance, audits performed to determine dram shop insurance premiums and receipts from vendors for goods purchased.

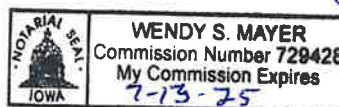
I CERTIFY UNDER PENALTY OF PERJURY AND PURSUANT TO THE LAWS OF THE STATE OF IOWA THAT THE PRECEDING IS TRUE AND CORRECT.

Dated this 3 day of January, 20 25.

(Name) [Signature]

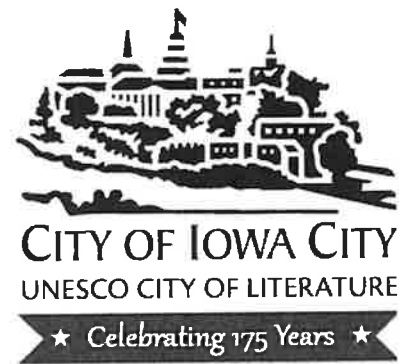
Signed and sworn to (or affirmed) before me on this 3 day of January, 20 25
By Jason Zeman.

Wendy S. Mayer
Notary Public in and for the State of Iowa



January 17, 2025

Jason Zeman
517 Potter Street
Tiffin, IA 52340
iowacitybiz@gmail.com



City Attorney's Office
City Hall
410 East Washington Street
Iowa City, IA 52240
(319) 356-5030
Email: icattorney@iowa-city.org
www.icgov.org

Re: Karma Nightclub Liquor License Application

Dear Mr. Zeman:

I am writing you as the contact person for the liquor control license for Karma Nightclub and as the registered agent for 138 South Clinton Inc. doing business as Karma Nightclub.

City staff will recommend approval of the liquor control license based on the approved building plans and the statements that you made on the Verified Statement. The Verified Statement provides regular business hours of 11:00 a.m. to 12:00 a.m. (midnight) seven days a week and that it will be a food and beverage establishment.

Given the name of the establishment includes the term "nightclub," and nightclubs are often open after 12:00 a.m. (midnight) and often do not serve food, I want to draw your attention to relevant City ordinances that require Karma Nightclub to close at 12:00 a.m. (midnight) and to operate as a restaurant.

Iowa City Code of Ordinances 4-2-2(B) provides:

No liquor control license nor beer permit for serving and consuming on premises shall be approved for an establishment which is not located entirely on the ground floor of a building and which does not contain windows which permit visibility of its interior from the public way, except for hotels, motels, restaurants, private clubs, theaters that have live performances as their principal function, and outdoor rooftop patios (with an occupant load under 50) associated with an indoor commercial recreational use. An establishment will be considered to be on the ground floor if it is located on a mall level. This provision shall not be applicable to premises licensed prior to July 1, 1997.

The Karma Nightclub liquor license application is for a premises that is not entirely located on the ground floor. You have represented that the Karma Nightclub will meet the definition of a restaurant to comply with the requirements of 4-2-2(B).

The definition of a restaurant is provided in Iowa City Code of Ordinances 4-1-1 and provides:

RESTAURANT:

A business whose primary function is the service of food to customers and which meets the following criteria:

- A. Prepares meals on the premises and provides meal service to each floor of the premises which is open to the public while the kitchen is open;
- B. Has a food service menu from which customers may order;
- C. Has an employee whose primary duty is the preparation of food and an employee whose primary duty is to serve food to customers;
- D. Has a kitchen separate from the bar equipped with adequate cooking equipment; adequate hood ventilation system that complies with state/local fire and building codes; two 3-compartment sinks or a commercial dish machine; adequate food storage, refrigeration, and holding equipment. Kitchen must meet basic food requirements of a full-service food establishment as certified by the Johnson County Health Department.
- E. Operates the restaurant service during at least sixty percent (60%) of the hours that the business is open to the public; and
- F. Holds itself out to be a restaurant and advertises itself as a restaurant if it advertises.
- G. Includes a cafe, cafeteria, coffee shop, delicatessen, ice cream shop, lunchroom, or tearoom.

The Karma Nightclub must comply with all the requirements provided in the above restaurant definition in order to be in compliance with 4-2-2(B).

In addition, Karma Nightclub must comply with the City ordinance that requires a 500-foot separation distance between drinking establishments. Since Karma Nightclub is within 500 feet of a drinking establishment, Karma Nightclub cannot be a drinking establishment and must be an eating establishment that closes at 12:00 a.m. (midnight). The requirements of this ordinance are in Title 14, Chapter 4: Use Regulations of the Iowa City Zoning Code.

Please be advised that if the operation of the Karma Nightclub violates any of the City's ordinances, said violations may result in the filing of a Municipal Infraction Citation with the Court, which could result in an order requiring compliance and/or

a monetary civil plus court costs. In addition, continued violations will likely result in a recommendation to suspend or revoke the establishment's liquor control license.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer L. Schwickerath". The signature is written in a cursive style with a large initial "J" and "S".

Jennifer L. Schwickerath

cc:

Wendy Mayer, License Specialist

Eric Nieland, Police Department

Geoff Fruin, City Manager

Tracy Hightshoe, Director of Neighborhood & Development Services

Eric Goers, City Attorney

Summary of Minutes
January 21, 2025 - 6:00 PM

Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Teague. Staff members present: Fruin, O'Brien, Lehmann, Goers, Grace, Havel, Sovers, Welter, Seydell Johnson, Durst, Hightshoe, Kubly, Thul.

1. **Call to Order**
2. **Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)**
 - 2.a **Work Session Minutes: January 7**
 - 2.b **Formal Summary of Minutes: January 7**
3. **Consent Calendar - Receive and File Minutes**
 - 3.a **Charter Review Commission: December 17 [See Recommendation]**
 - 3.b **Climate Action Commission: December 2**
 - 3.c **Economic Development Committee: October 16**
 - 3.d **Historic Preservation Commission: December 12**
 - 3.e **Parks & Recreation Commission: November 13 [See Recommendation]**
 - 3.f **Senior Center Commission: November 21**
4. **Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)**
 - 4.a **Liquor License - Renewal**
 1. **Class C Retail Alcohol License (LC0046753) for Schneider Building LLC, dba TCB Pool Hall, 114 E. College St.**
 2. **Class C Retail Alcohol License (LC0043930) for Etre Foods L.L.C., dba The Iowa Chop House, 223 E. Washington St.**
 3. **Class C Retail Alcohol License (LC0046826) for Webster Restaurant LLC, dba The Webster, 202 N. Linn St.**
 - 4.b **Liquor License – Ownership Change**
 1. **Class C Retail Alcohol License (LC0051217) for La Unica Grocery and Restaurant Inc., dba La Unica Grocery and Restaurant Inc., 1029 S. Riverside Dr.**
 2. **Class E Retail Alcohol License (LE0004050) for Crown Liquor LLC, dba Crown Liquor & Smoke, 19 Highway 1 W.**
 - 4.c **Liquor License - New**
 1. **Class C Retail Alcohol License for 138 South Clinton Inc., dba Karma Nightclub, 138 South Clinton St.**
5. **Consent Calendar - Resolutions and Motions**
 - 5.a **Resolution accepting the dedication of Outlot A, Hickory Trail Estates Subdivision as public open space. (Resolution 25-17)**
 - 5.b **Resolution establishing membership and room rental fees for the Senior Center, authorizing the City Manager to establish miscellaneous fees, and rescinding Resolution No. 16-76. (Resolution 25-18)**
 - 5.c **Resolution accepting the work for the Transit Maintenance Facility Bus Charging Stations Project. (Resolution 25-19)**
 - 5.d **Resolution accepting the work for the Burlington and Madison Intersection Improvements Project. [NHSX-001-5(120)—3H-52] (Resolution 25-20)**
 - 5.e **Resolution accepting the work for the Optical Fiber Cable Installation Along Foster Road & Peninsula Area Project. (Resolution 25-21)**
 - 5.f **Resolution accepting the work for the 2023 City of Iowa City Parking Garages Maintenance & Repair Mechanical Project. (Resolution 25-22)**
 - 5.g **Resolution accepting the work for the 2023 Equipment Shop Roof Replacement Project. (Resolution 25-23)**
6. **Consent Calendar - Correspondence**
 - 6.a **Establish "Yield" control for Nevada Avenue at the intersection with Whispering Meadow Drive.**

6.b Establish "Yield" control for Whispering Meadow Drive at the intersection with Sherman Drive.

End of Consent Calendar

Charter Review Commission Chair noted he was available for questions regarding the recommendation to City Council (item 9.f).

Motion to approve consent calendar, items 2 - 6 . Moved by Joshua Moe, seconded by Mazahir Salih. Motion Passed. (6 Ayes)

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

The following individuals appeared: Lenda Zelinskas (provided photos), Ray Nepple (provided written correspondence) and Pauline Taylor.

Motion to accept correspondence from Lenda Zelinskas and Ray Nepple. Moved by Laura Bergus, seconded by Mazahir Salih. Motion Passed. (6 Ayes)

8. Planning & Zoning Matters

8.a Ordinance conditionally rezoning approximately 48.6 acres of property located north of N. Scott Blvd. and east of N. Dodge St. from Office Research Park (ORP) zone and Interim Development Research Park (ID-RP) zone to Mixed Use (MU) zone. (REZ24-0009) (Second Consideration)

Councilor Alter recused herself from the item.

Motion to waive second consideration. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (5 Ayes) Alter recused.**

Motion to pass and adopt ordinance 25-4944. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (5 Ayes) Alter recused.**

Motion to accept correspondence from the following: Nick Hatz, Shive Hattery. Moved by Laura Bergus, seconded by Shawn Harmsen. **Motion Passed. (5 Ayes) Alter recused.**

8.b Ordinance conditionally rezoning approximately 27.68 acres of property located east of Camp Cardinal Blvd and west of Camp Cardinal Rd from Low Density Multifamily Residential Zone with a Planned Development Overlay (OPD/RM-12) to Low Density Multifamily Residential Zone with a Planned Development Overlay (OPD/RM- 12). (REZ24-0010) (Second Consideration)

The following individual appeared: Lisa Moser. Individual Council members asked questions. City Manager Fruin provided additional information.

Motion to give second consideration. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (6 Ayes)**

8.c Ordinance conditionally rezoning approximately 31.65 acres of property located east of Camp Cardinal Road and north of Gathering Place Lane from Medium Density Single-Family Residential with a Planned Overlay Development (OPD/RS-8) to Medium Density Single-Family Residential with a Planned Overlay Development (OPD/RS-8). (REZ24-0008) (Second Consideration)

The following individuals appeared: Lisa Moser and Steve Long - Salida Partners. Individual Council members asked questions.

Motion to waive second consideration. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Failed. (0 Ayes)**

Motion to give second consideration. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (6 Ayes)**

Motion to accept correspondence from the following: Michael Welch, Shoemaker Haaland. Moved by Megan Alter, seconded by Laura Bergus. **Motion Passed. (6 Ayes)**

9. Regular Formal Agenda

9.a Resolution approving project manual and estimate of cost for the construction of the Ashton House and Project GREEN Gardens - REAP Grant Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.

A public hearing was held. Parks & Recreation Director Seydell Johnson presented a PowerPoint. Individual Council members asked questions and expressed their views.

Motion to approve resolution 25-24. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (6 Ayes)**

- 9.b Resolution approving project manual and estimate of cost for the construction of the High Service Pump Variable Frequency Drive Replacements Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.**

A public hearing was held. Water Superintendent Durst presented a PowerPoint. Individual Council members asked questions and expressed their views.

Motion to approve resolution 25-25. Moved by Mazahir Salih, seconded by Joshua Moe. **Motion Passed. (6 Ayes)**

- 9.c Resolution approving project manual and estimate of cost for the construction of the Iowa City Senior Center Exterior Door and Window Replacement Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.**

A public hearing was held. Parks & Recreation Director Seydell Johnson presented a PowerPoint. Individual Council members asked questions and expressed their views. City Manager Fruin provided additional information.

Motion to approve resolution 25-26. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (6 Ayes)**

- 9.d Resolution approving project manual and estimate of cost for the construction of the N. Gilbert Street Reconstruction Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.**

A public hearing was held. Assistant City Engineer Sovers presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 25-27. Moved by Laura Bergus, seconded by Mazahir Salih. **Motion Passed. (6 Ayes)**

- 9.e Resolution approving project manual and estimate of cost for the construction of the 2025 Parking Garages Maintenance and Repair Project, establishing amount of bid security to accompany each bid, directing City Clerk to post notice to bidders, and fixing time and place for receipt of bids.**

A public hearing was held. Senior Engineer Welter presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 25-28. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (6 Ayes)**

- 9.f Ordinance amending the Iowa City Charter as recommended by the Charter Review Commission. (First Consideration)**

City Attorney Goers provided information regarding the January 7 work session presentation by Charter Review Commission Chair John Balmer and Vice Chair Molly Kucera. Commission Chair Balmer presented information. Individual Council members asked questions and expressed their views. City Attorney Goers provided additional information.

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

- 9.g Resolution adopting Iowa City's 2026-2030 Consolidated Plan (known as City Steps 2030) authorizing the City Manager to submit said plan, technical corrections, and all necessary certifications to the U.S. Department of Housing and Urban Development, and designating the City Manager as the authorized Chief Executive Officer for the Consolidated Plan.**

Mayor Pro Tem Salih recused herself from the item.

Neighborhood Services Coordinator Kubly presented a PowerPoint. Individual Council members asked questions. The following individuals appeared: Alejandra Fiugert - Escucha MiVoz, Will Kapp, Susan Shullaw - Trail of Johnson County, Ayman Sharif - Center for Workers Justice, Clare Loussaert - Catholic Worker & Escucha MiVoz, Emily Sinwell - Catholic Worker & Escucha MiVoz, Ninoska Campos, David Goodner - Escucha MiVoz, Christian Gomez, Charlie Eastham - Center for Workers Justice. Individual Council members expressed their views. City Manager Fruin and Neighborhood Services Coordinator Kubly provided additional information.

Motion to approve resolution 25-29 adopting consolidated plan as amended. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (5 Ayes) Salih recused.**

Motion to amend the consolidated plan on page 91 to strike the 15-year durational requirement. Moved by Laura Bergus, seconded by Joshua Moe. **Motion Passed. (5 Ayes) Salih recused.**

Motion to accept correspondence from the following: Garry Klein, Matt Drabek, Donna Hlrst, Michael Neville, Allie Koolbeck, Jim Walters, Will Kapp - President of the Board of Immigrant Welcome Network of Johnson County, Dan Daly, Janeen Jorgensen, Shleton Stromquist, Mary Murphy, Escucha MiVoz Iowa - Center for Worker Justice of Eastern Iowa - Immigrant Welcome Network and Iowa City Catholic Worker, Susan Shullaw, Board of Directors Chair - Trail of Johnson County, Marlene Neville, Mary McInroy, Ann Zerkel. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (5 Ayes) Salih recused.**

10. Council Appointments

- 10.a One vacancy to fill an unexpired term, upon appointment – June 30, 2025, plus a three-year term (July 1, 2025 – June 30, 2028) (Denise Szecsei resigned).**

Motion to appoint Amos Kiche. Moved by Mazahir Salih, seconded by Laura Bergus. **Motion Passed. (6 Ayes)**

11. Announcement of Vacancies - Previous

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

Airport Zoning Commission - One vacancy to fill a 6-year term, January 1, 2024 - December 31, 2029 (Term expired for Dennis Keitel).

Board of Appeals (HVAC Professional) - One vacancy to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned).

Historic Preservation Commission (Jefferson St.) - One vacancy to fill a three-year term, July 1, 2022 - June 30, 2025 (formerly advertised as unexpired term – Lyndi Kiple resigned).

Historic Preservation Commission (Woodlawn Ave.) - One vacancy to fill an unexpired term plus a three-year term, upon appointment - June 30, 2027 (formerly advertised as unexpired term - Kevin Larson resigned).

Vacancies will remain open until filled.

12. City Council Information

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

13. Report on Items from City Staff

City staff provided information.

14. Adjourn

Motion to adjourn at 8:55 PM. Moved by Megan Alter, seconded by Mazahir Salih.

Motion Passed. (6 Ayes)

s\Bruce Teague, Mayor

Attest:s\Kellie Grace, City Clerk

*Submitted to publish on 02/04/2025



ALCOHOLIC
BEVERAGES
DIVISION
State of Iowa

State of Iowa

Alcoholic Beverages Division

LC0052112

March 1, 2025

February 28, 2026

LICENSE NUMBER

138 SOUTH CLINTON INC
Karma Nightclub
138 South Clinton Street
Iowa City, Iowa 52240

EFFECTIVE DATE

EXPIRATION DATE

This license is a personal privilege and is subject to civil penalty, suspension, revocation or cancellation, as authorized pursuant to Iowa Code Ch. 123.

This license is not deemed to be property, nor is it subject to attachment, execution, assignment, nor is it alienable.

LICENSE AND PRIVILEGES		FEES
Class C Retail Alcohol License (Regular Fee)	03/01/2025 to 02/28/2026	\$1,625.00
TOTAL FEE:		\$1,625.00

IOWA ALCOHOLIC BEVERAGES DIVISION

STEPHEN LARSON

Administrator



July 23, 2025

TSB Holdings, LLC
Attn: Tracy Barkalow
105 5th Street
Coralville, IA 52241

Via U.S. mail and email <tracy@barkalowhomes.com>



CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

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

Dear Mr. Barkalow,

I am aware you have corresponded extensively with the City Attorney about the longstanding City regulations preventing the operation a bar at 138 S. Clinton Street. Despite those communications, there has been subsequent media coverage about your intent to operate The Fieldhouse Bar at this location. In addition, window signage on the property and social media advertisements directly from the business publicly markets the same intent. More recently, I have become aware that renovation work is now underway.

As a reminder, because the property is within 500' of at least one drinking establishment, as defined by Iowa City Code Title 14, the property cannot be operated as a drinking establishment. Any establishment licensed for on-premises consumption of alcohol which, "*is open for business on a regular basis any time between the hours of twelve o'clock (12:00) midnight and two o'clock (2:00) A.M.*" is considered a drinking establishment.

Moreover, the licensed premises are explicitly prohibited from extending to floors other than the ground floor unless one or more exceptions apply. The only exception even arguably available would be operating the space as a restaurant. Under Iowa City Code, that means, "*A business whose primary function is the service of food...*" and which, "*Holds itself out to be a restaurant and advertises itself as a restaurant if it advertises.*" See Iowa City Code Sections 4-2-2 and 4-1-1. There has been no iteration of The Fieldhouse Bar thus far which satisfies these requirements.

Before you and/or your business partners proceed further with this project, I aim to express the City's clear intent to enforce City Code in these regards as there is a clear public safety interest. The City Council, acting in the public interest, passed Ordinance No. 09-4341 to address the concentration of alcohol-related uses in the downtown, and here is an excerpt from the ordinance:

[T]he increase in the concentration of alcohol related issues is correlated to the overconsumption of alcohol and prevalence of underage drinking... and contributes to an increase in violence and crime... [D]ue to the negative externalities associated with a concentration of drinking establishments such as bars and pubs, it is in the public interest to prevent further concentration of these types of uses throughout the community....

Should this location operate as a drinking establishment, and not as a restaurant, as those terms are defined in our Code, the City intends to take legal action to protect the public interest.

Sincerely,

Geoff Fruin
City Manager

Applicant

[Help](#)

Name of Legal Entity : 138 SOUTH CLINTON INC

Business Name (DBA) : THE FIELDHOUSE BAR & GRILL

Business Type : Corporation

Insurance Company : FOUNDERS INSURANCE COMPANY

Premises Address

Street : 138 S
CLINTON
ST

Suite/Apt :

City : IOWA CITY

County : JOHNSON

State : IOWA

ZIP : 52240-
4022

Mailing Address

Street : 16
AUBURN
EAST LN

Suite/Apt :

City : CORALVILL
E

County : JOHNSON

State : IOWA

ZIP : 52241-
3476

License Information

License Number : LC0052112

License/Permit Type : Class "C" Retail Alcohol License (LC)

Current Status : Active

Premises Type : Bar/Tavern

Term : 12 months

Effective Date : 01-Mar-2025

Expiration Date : 28-Feb-2026

Contact Information

Name : TRACY BARKALOW


Phone Number : (319) 354-8644

Email : tracy@barkalowhomes.com

Name : JASON ZEMAN


Phone Number : (319) 594-7602

Email : iowacitybiz@gmail.com

 License status history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

License Status History

Date	Status
01-Nov-2025	Active
06-Mar-2024	Call for Status

 Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
----------------	------------------	-------	------

No application history found.

Ownership

Name : HUGHES, BRIAN

% of Ownership : 50.0000

Position : Owner

Name : BARKALOW, TRACY

% of Ownership : 50.0000

Position : Owner

Karma, 138 S. Clinton St.

CITY OF IOWA CITY ADDENDUM TO STATE MASTER APPLICATION
LICENSE, WINE, OR BEER PERMIT

TAIL LIQUOR

City of Iowa City
City Clerk
410 E. Washington St.
Iowa City, Iowa 52240

ADDENDUM

Instructions: This City of Iowa City Addendum must be completed in addition to the State Master Application for New and Renewal of Retail Liquor License, Wine or Beer Permit and Addendum specific to the type of license/permit for which you are applying. Answer all questions even if you believe the requested information is not important, does not apply to you, or may be repetitive. *Applications will not be processed unless all applicable questions are fully answered.*

1. List below all persons having any management interest relating to alcohol sales at this establishment. Also list persons with ownership interest in the establishment.

Name	Home Address (include City, State & Zip)	Position (Describe interest or responsibilities)	Date of Birth		
			M	D	Y
Brian Hughes	7505 Blais Ferry Rd CR	MANAGER	12	9	73
Tracy Rankin	52411 105 5TH STREET CV. IA 52241	MANAGER	7	21	75

2. With respect to the Applicant and any person identified in this Addendum or the State Master Application as having any financial interest or control, or any management interest, state whether you ever had a liquor license or permit suspended or revoked, or had an administrative or civil penalty imposed relating to a liquor license or permit in Iowa. If yes, give the name and complete address of the establishment, date or dates of each incident, and a detailed summary explaining the incident and the penalty imposed. Attach an additional sheet, if necessary.

Name	Date of Incident	Charge	Disposition or Penalty	Location or Address of Establishment

APPLICANT

I hereby declare that all information contained in this Addendum is true and correct.

X

Applicant's Signature

Date

08/21/25

State of

Iowa

County of

Johnson

Signed and sworn to before me on

08/21/25

Date

by

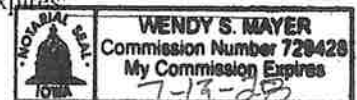
Tracy Berkelow

Print Name of Applicant

Signature of Notary

My commission expires:

Wendy S. Mayer



August 27, 2025

City of Iowa City
c/o Eric Goers
410 E Washington Street
Iowa City IA 52240

Mr. Goers,

As you know, the business entities themselves, and not Jason Zeman personally, already established the appropriate use and obtained a liquor license from the State of Iowa, which was also approved by the City of Iowa City. New "Verified Statements", will not be forthcoming as they are not a requirement under state law or city code for the private sale of company shares. We have provided notice of the ownership change for the existing entities, as required, and in accordance with state law and city code. At our meeting with Ms. Mayer, City Clerk, she stated that we had completed all the required paperwork to properly notify Iowa City regarding the change in ownership interest in the two entities. Ms. Mayer assured us that we had completed all the required paperwork necessary at that meeting, and that nothing further would need to be signed or completed by us to fulfill the change of ownership notification to the City.

If there is a city code that states an entity loses its established use status and/or its active liquor license upon the private sale of company shares, please provide that city code section to us. I would further request the city code section that states or requires an entity with established use and an active liquor license to fill out a new "Verified Statement," simply because the business shares are sold privately. Or, as you claim, because the business is not yet open to the public, or has not yet exercised the hours submitted by the previous owner. One would assume that shares of other businesses with established uses and liquor licenses have been sold in Iowa City before. Most of the time, this happens when the business is not open to the public. Therefore, if those businesses were not required to complete a new "Verified Statement" at the time shares were sold in the past, or if this is not required by city code, then such a request here is inappropriate.


As you are aware, the entities, not Mr. Zeman personally, established the use and hold the current liquor licenses for both establishments. Both businesses shall operate in accordance with Iowa Law, Chapter 123 of the State Code, as stated on the liquor license. If any city code conflicts with Iowa Law or Chapter 123 of the State Code, state law governs and not city code.

Please note that the DBA is listed on the current liquor licenses as "The Fieldhouse Bar & Grill" and "118 Bar & Grill"; both entities shall sell food during hours of operation. Both entities already have established menus on file with Iowa City. The DBA, however, is irrelevant, as the entities that hold the liquor license have not changed. All pertinent information is on file with Iowa City and the State of Iowa. And, as we understand it, the DBA can be changed at any time, with no formal process or notice to the City, again because the entities listed on the license are what matters. Both licenses issued by the State of Iowa are attached to this email for your reference.

Regarding the website, it's currently under construction and not yet complete or live. We hope to have a completely new website finished by our grand re-opening in the new location. Also, as you know, remodels are currently underway at both locations. Our current staff is working to ensure a smooth grand opening as soon as both remodels are complete.

We hope this message clears up any confusion. Both companies look forward to being on the City Council agenda on September 16, 2025, with the information provided to date, so that the City does not further delay future sales and grand opening dates.

Thank you,



Tracy Barkalow, Manager
118 South Clinton LLC
138 South Clinton Inc.
105 5th Street
Coralville IA 52241

Summary of Minutes
September 16, 2025 - 6:00 PM

Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein. Staff members present: Fruin, O'Brien, Lehmann, Goers, Grace, Caro, Davies, Ogden, Sitzman, Schwickerath, Ties, Liston.

- 1. Call to Order**
- 2. Proclamations**
 - 2.a Constitution Week**

Sharolyn (Shari) Evans, on behalf of the Daughters of the American Revolution, accepting.
 - 2.b Welcoming Week**

Evan Doyle, Nicole Yeager, Teresa Stecker, Katie Roche, Sarah Terlouw, Mazahir Salih, Roger Goedken, accepting.
 - 2.c) African Festival of Arts and Cultures Day**

Sunday Goshit, accepting.
- 3. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)**
 - 3.a Work Session Minutes: September 2**
 - 3.b Formal Summary of Minutes: September 2**
- 4. Consent Calendar - Receive and File Minutes**
 - 4.a Airport Commission: July 10**
 - 4.b Board of Adjustment: July 9**
 - 4.c Climate Action Commission: August 4**
 - 4.d Community Police Review Board: August 12 [See Recommendations]**
 - 4.e Library Board of Trustees: July 24**
 - 4.f Senior Center Commission: July 17**
- 5. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)**
 - 5.a Liquor License - Renewal**
 - 1. Class C Retail Alcohol License for Restaurante Mexicano El Senor Cactus Inc.(LC0042996), dba El Senor Cactus, 1534 S. Gilbert St.**
 - 2. Outdoor Service Area for Restaurante Mexicano El Senor Cactus Inc, dba El Senor Cactus, 1534 S. Gilbert St.**

3. **Class C Retail Alcohol License for Plated Table LLC (LC0050419), dba Plated Table, 625 S. Dubuque St.**
4. **Outdoor Service Area for License for Plated Table LLC, dba Plated Table, 625 S. Dubuque St.**
5. **Class C Retail Alcohol License for Josh & Bryan, Inc. (LC0050273), dba Dublin Underground, 5 S. Dubuque St.**
6. **Class C Retail Alcohol License for Paper Crane LLC (LC0051841), dba Paper Crane, 121 N. Linn St.**
7. **Outdoor Service Area/Sidewalk Cafe for Paper Crane LLC, dba Paper Crane, 121 N. Linn St.**
8. **Class C Retail Alcohol License for Gabe's Oasis, L.L.C. (LC0038662), dba Gabe's, 330 E. Washington St.**
9. **Outdoor Service Area for Gabe's Oasis, L.L.C., dba Gabe's, 330 E. Washington St.**
10. **Class C Retail Alcohol License for Cactus 3, L.L.C. (LC0044771), dba Cactus 3, LLC, 114 S. Clinton St.**

5.b Liquor License – New

1. **Class C Liquor License (5-day) for Iowa City Downtown Self Supported Municipal Improve (Oktoberfest) (App- 228364), dba Iowa City Downtown District, 200-300 Block Market St., and 100-200 N. Linn St.**
2. **Class C Liquor License for Storm Hospitality LLC (App-226895), dba 401 Oak, 401 S. Linn St.**

5.c Liquor License – Ownership Change

1. **Class C Retail Alcohol License for 138 S. Clinton St. (LC0052112), dba The Fieldhouse Bar & Grill, (former dba Karma Nightclub), 138 S. Clinton St.**
2. **Class C Retail Alcohol License for 118 S. Clinton St. (LC0052299), dba 118 Grill & Bar, 118 S. Clinton St.**

5.d Resolution approving applications for retail tobacco, tobacco products, alternative nicotine products, vapor products, and device retailer permits, as required by Iowa Code 453A.47A and Iowa Code 453E.3. [Pink Clouds Smoke Shop, 221/223 S. Gilbert St.] (Resolution 25-220)

6. Consent Calendar - Resolutions and Motions

- 6.a **Resolution approving an agreement with the Downtown District to allow the sale, consumption, and possession of beer during Oktoberfest on City streets. (Resolution 25-221)**
- 6.b **Resolution approving the Housing Trust Fund of Johnson County's request for use of FY23 and FY24 Low Income Housing Tax Credit Funds. (Resolution 25-227)**
- 6.c **Resolution of the City Council of the City of Iowa City, IA approving the application of Procter & Gamble to the Iowa Economic Development Authority High Quality Jobs Program. (Resolution 25-222)**

- 6.d **Resolution accepting the work for the Court Hill Trail – Beech to Scott Replacement Project.** (Resolution 25-223)
- 6.e **Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the ADA Curb Ramps 2025 Project.** (Resolution 25-224)
- 6.f **Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the 2025 Summer Sidewalk Repair Project.** (Resolution 25-225)
- 6.g **Resolution accepting payment of \$1,500.00 civil penalty and waiver of right to hearing from Essentials Vape and Tobacco Shop.** (Resolution 25-226)
- 7. **Consent Calendar - Setting Public Hearings**
 - 7.a **Motion setting a public hearing for October 7, 2025, on an ordinance amending Title 14, Zoning, related to the City's Floodplain Management Standards to ensure the community's continued participation and eligibility in the National Flood Insurance Program (NFIP) (REZ25-0013).**
 - 7.b **Resolution of Necessity to consider Amendment #18 to the City-University Project 1 Urban Renewal Plan and Set Notice of Consultation Meeting and Public Hearing.** (Resolution 25-228)

End of Consent Calendar

Motion to approve consent calendar, items 3-7 removing item 6.b for separate consideration. Moved by Megan Alter, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

Motion to approve consent calendar, item 6.b. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (6 Ayes) Salih recused.**

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

The following individuals appeared: Morgan Szasz, John Clayton, Mary Gravitt, Clara Reynen, Ray Nepple, and Mike O'Donnell.

9. Planning & Zoning Matters

- 9.a **Ordinance rezoning approximately 1.04 acres of land at 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone. (REZ25-0011) (Second Consideration)**

The following individual appeared: Clara Reynen.

Motion to waive second consideration. Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

Motion to approve ordinance 25-4967. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Annie Palas, Shoemaker Haaland. Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

9.b Ordinance conditionally rezoning approximately 9.9 acres of land located at 611 Greenwood Drive from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20) (REZ25-0010). (Second Consideration)

Motion to waive second consideration . Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to approve ordinance 25-4968. Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Jackson Taylor, TWG Development and Martha Norbeck. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

10. Regular Formal Agenda

10.a Resolution amending the current budget for the fiscal year ending June 30, 2026.

A public hearing was held. Budget Management Analyst Ogden presented a PowerPoint.

Motion to approve resolution 25-229. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

10.b Resolution finding an employee sold tobacco to a minor and assessing a \$300.00 civil penalty against Almost Paradise Mini.

Since the City Attorney's office was presenting the case, Assistant Johnson County Attorney Lynn Rose was present to advise the Council.

Assistant City Attorney Schwickerath and ICPD Sgt. Ties presented information. Schwickerath asked questions of the following witness: Rylee Nuno. Assistant Johnson County Attorney Lynn Rose provided additional information. Individual Council members asked questions and expressed their views.

Motion to approve resolution 25 -230. Moved by Shawn Harmsen, seconded by Mazahir Salih. **Motion Passed. (6 Ayes) Weilein voting no.**

10.c Resolution supporting further pursuit of a partnership with Johnson County to meet long-term public safety needs of the community through a joint law enforcement facility aimed at maximizing cost and operational efficiencies for both the City of Iowa City and County of Johnson County.

City Manager Fruin provided information. Councilor Moe noted he was no longer employed by OPN so he did not have a conflict of interest. Individual Council members asked questions. City Manager Fruin and City Attorney Goers provided additional information. The following individuals appeared: David Sterling (via Zoom), Kellan, Finch VanDyk (via Zoom), Zoe, Danielle Crawford, Clara Reynen, Michael Roberts, Daniel Mills, Emma Denney (via Zoom), Vivienne Olsson, Mary Gravitt, Maria Jose Plata Florez (via Zoom), Newman Abuissa, Izzy Kippes, Brynn Gainer-Prouts, Vero Hernandez, and Nix Slater-Scott. Individual Council members expressed their views.

Motion to approve resolution 25-231. Moved by Mazahir Salih, seconded by Joshua Moe. **Motion Passed. (4 Ayes) Bergus, Salih, and Weilein voting no.**

Motion to accept correspondence from David Sterling, Daniel Mills, Finch VanDyk, and Lisa Martincik. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

11. Council Appointments

11.a Civil Service Commission - One vacancy to fill a new member, upon appointment - April 4, 2027 (Due to the passage of Senate File 311).

Civil Service Commission - One vacancy to fill a new member, upon appointment - April 1, 2029 (Due to the passage of Senate File 311).

City Attorney Goers provided information. Individual Council members expressed their views.

Motion to appoint Melissa Jensen for new member vacancy, upon appointment - April 1, 2029 . Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to approve continuation of application submissions and for the vacancy to remain open until filled for the new member vacancy, upon appointment - April 4, 2027. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Brandon Pflanzner. Moved by Megan Alter, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

11.b Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (George Kivarkis resigned).

Individual Council members expressed their views.

Motion to appoint Marcelo Aruani. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

11.c Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Dan Stevenson resigned).

Individual Council members expressed their views.

Motion to appoint Ellen Fox. Moved by Mazahir Salih, seconded by Megan Alter.
Motion Passed. (7 Ayes)

12. Announcement of Vacancies - New

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

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

Board of Appeals (Licensed Electrician) - One vacancy to fill a five-year term, January 1, 2026 - December 31, 2030 (Term expires for Gt Karr).

Climate Action Commission - Three vacancies to fill three-year terms, January 1, 2026 - December 31, 2028 (Terms expire for Angie Smith, Jamie Gade, Michelle Sillman).

Human Rights Commission - Three vacancies to fill three-year terms, January 1, 2026 - December 31, 2028 (Terms expire for Talya Miller, Viana Qadoura, Mark Pries).

Parks & Recreation Commission - Three vacancies to fill four- year terms, January 1, 2026 - December 31, 2029 (Terms expire for Missie Forbes, Brian Morelli, Connie Moore).

Public Art Advisory Committee (At-Large) - One vacancy to fill a three-year term, January 1, 2026 - December 31, 2028 (Term expires for Andrea Truitt).

Public Art Advisory Committee (Art or Design Professional) - One vacancy to fill a three- year term, January 1, 2026 - December 31, 2028 (Term expires for Stephanie Brunia).

Senior Center Commission - Two vacancies to fill three-year terms, January 1, 2026 - December 31, 2028 (Terms expire for Jay Gilchrist, Warren Paris).

Applications must be received by 5:00 p.m., Tuesday, October 28, 2025.

13. Announcement of Vacancies - Previous

13.a Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Karol Krotz resigned).

Applications must be received by 5:00 p.m., Tuesday, October 14, 2025.

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

Airport Zoning Commission - One vacancy to fill a six-year term, January 1, 2024 - December 31, 2029 (Term expired for Dennis Keitel).

Board of Appeals (HVAC Professional) - One vacancy to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned).

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

Historic Preservation Commission (Jefferson St) - One vacancy 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 (Woodlawn Ave) - One vacancy 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.

14. City Council Information

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

15. Report on Items from City Staff

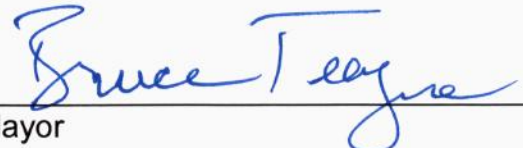
16. Adjourn

Motion to adjourn 9:12 p.m. Moved by Joshua Moe, seconded by Megan Alter. Motion Passed. (7 Ayes)





City Clerk



Mayor



CITY OF IOWA CITY COUNCIL ACTION REPORT

September 16, 2025

Work Session Minutes: September 2

Attachments: [Work Session Minutes: September 2](#)



CITY OF IOWA CITY MEMORANDUM

Date: September 9, 2025

To: Mayor and City Council

From: Kellie Grace, City Clerk

Re: Council Work Session, September 2, 2025 – 4:04 p.m. at City Hall in Emma J Harvat Hall

Council: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein

Staff: Fruin, O'Brien, Goers, Grace, Caro, Knoche, Havel, Sovers, Jordan, Davies, Nagle-Gamm, Hightshoe, Kubly

USG: Martinez

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

1. Clarification of Agenda Items

- No discussion

2. Information Packet Discussion [August 21, August 28]

➤ August 21

1. (IP4 – Council Economic Development Committee: August 6) Councilor Alter asked members of the Economic Development Committee to share information from the August 6 meeting and the information presented on the Arts Alliance Feasibility Study. Councilors Moe and Bergus provided information.

➤ August 28

1. (IP4 – Letter from Councilor Moe: Iowa River Master Plan) Councilor Moe highlighted the letter included in the packet and conversations he has had with various organizations. Moe asked the Council if he could participate in discussions and provide updates. City Manager Fruin provided additional information. Individual Council members expressed their views.

Action: Councilor Moe received informal approval to continue to work with Think Iowa City on river corridor planning efforts.

2. (IP6 – Memo from City Clerk: Proposed Council Meeting Schedule, January – December 2026) Mayor Teague noted that the schedule was tentative and wanted councilors to look it over for holidays or conflicts that may not have been taken into consideration.

3. (IP1 – City Council Tentative Meeting Schedule) City Clerk Grace noted further discussion was needed regarding the Joint Work Session on the Joint Law Enforcement Center due to scheduling conflicts. City Manager Fruin provided additional dates for the Council to consider.

Action: Staff will work with Johnson County on necessary preparations for a special work session on the joint law enforcement facility project on September 10th from

5:00-6:30 p.m. (hard stop). Johnson County will host the meeting. An agenda will be shared when it is finalized.

3. University of Iowa Student Government (USG) Updates.

Ava Martinez, USG Liaison presented updates.

4. Informational Presentation from Resource Management Superintendent Jennifer Jordan

Resource Management Superintendent Jordan presented information on the following:

- Staff & Operations
- Facilities
- Education & Outreach
- Reuse & Donation Programs
- Recycling Programs
- Composting
- Waste Trends
- Financials
- Challenges & Opportunities

Individual Council members asked questions.

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

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

Adjourn 4:54 p.m.



CITY OF IOWA CITY COUNCIL ACTION REPORT

September 16, 2025

Formal Summary of Minutes: September 2

Attachments: [Formal Summary of Minutes: September 2](#)

**Summary of Minutes
September 2, 2025 - 6:00 PM**

Iowa City City Council formal meeting, held at City Hall - Emma J. Harvat Hall, 410 E. Washington St., Mayor Teague presiding. Council members present: Alter, Bergus, Harmsen, Moe, Salih, Teague, Weilein. Staff members present: Fruin, O'Brien, Goers, Dulek, Grace, Caro, Knoche, Havel, Sovers, Nagle-Gamm, Hightshoe, Sitzman, Kubly, Davies. USG: Martinez.

1. Call to Order
2. Consent Calendar - Approval of Council Actions (subject to corrections, as recommended by the City Clerk)
 - 2.a Work Session Minutes: August 19
 - 2.b Formal Summary of Minutes: August 19
3. Consent Calendar - Receive and File Minutes
 - 3.a Council Economic Development Committee: April 23
 - 3.b Community Police Review Board: July 8 [See Recommendation]
 - 3.c Historic Preservation Commission: July 10
 - 3.d Housing & Community Development Commission: July 21
 - 3.e Human Rights Commission: June 24
 - 3.f Planning & Zoning Commission: August 6 [See Recommendation]
 - 3.g Public Art Advisory Committee: June 5
4. Consent Calendar - Permit Motions and Resolution (as recommended by the City Clerk)
 - 4.a Liquor License - New
 1. Class C Retail Alcohol License for Mexico Lindo II, Inc. (App-224475), dba Mexico Lindo Grill & Cantina, 1857 Lower Muscatine Rd.
 2. Outdoor Service Area for Mexico Lindo II, Inc., dba Mexico Lindo Grill & Cantina, 1857 Lower Muscatine Rd.
 - 4.b Liquor License - Renewal
 1. Class C Retail Alcohol License for Green Bar, LLC (LC0048715), dba The Green House, 505 E. Washington St.
 2. Outdoor Service Area for Green Bar, LLC, dba The Green House, 505 E. Washington St.
 3. Class C Retail Alcohol License for Mexico Wayne's LLC (LC0039461), dba Short's Burgers-Eastside, 521 Westbury Dr.
 4. Outdoor Service Area for Mexico Wayne's LLC, dba Short's Burgers-Eastside, 521 Westbury Dr.
 5. Class C Retail Alcohol License for McQuiggan's On 1, L.L.C. (LC0041998), dba Hudson's South Side Tap, 482 Highway 1 W.

6. Outdoor Service Area for McQuiggan's On 1, L.L.C., dba Hudson's South Side Tap, 482 Highway 1 W.
7. Class C Retail Alcohol License for La Regia Inc. (LC0047188), Taqueria La Regia, 436 Highway 1 W.
8. Class C Retail Alcohol License for Bread Garden of Iowa City, L.C. (LC0036394), dba Bread Garden Market and Bakery, 225 S. Linn St.
9. Outdoor Service Area and Sidewalk Cafe for Bread Garden of Iowa City, L.C., dba Bread Garden Market and Bakery, 225 S. Linn St.
10. Class C Retail Alcohol License for Mondo's of Iowa City, Inc. (LC0030968), dba Joseph's Steakhouse, 212 S. Clinton St.
11. Outdoor Service/Sidewalk Cafe Area for Mondo's of Iowa City, Inc., dba Joseph's Steakhouse, 212 S. Clinton St.
12. Special Class C Retail Alcohol License for Mondo's New Union Brewery, LC (BW0098459), dba Reunion Brewery, 2319 Heinz Rd.
13. Class C Retail Alcohol License for Poza Rica Foods, Inc. (LC0042749), dba Cactus Mexican Grill, 245 S. Gilbert St.
14. Outdoor Service Area for Poza Rica Foods, Inc., dba Cactus Mexican Grill, 245 S. Gilbert St.
15. Class C Retail Alcohol License for Caffrey, Inc. (LC0035724), dba DC's, 124 S. Dubuque St.
16. Outdoor Service/Sidewalk Cafe Area for Caffrey, Inc., dba DC's, 124 S. Dubuque St.

5. Consent Calendar - Resolutions and Motions

- 5.a Motion to approve disbursements in the amount of \$16,995,930.90 for the period of July 1 through July 31, 2025, 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 authorizing the City Manager to opt the City of Iowa City into additional and future National Opioids Settlements. (Resolution 25-210)
- 5.c Resolution awarding contract and authorizing the Mayor to sign and the City Clerk to attest a contract for construction of the FY25 CDBG Fairmeadows Sidewalk Improvements Project. (Resolution 25-211)
- 5.d Resolution rejecting bids received August 26, 2025 for the Iowa River Powerhouse Dam Repair Project and setting a new date for receipt of bids for the rebidding of the Iowa River Powerhouse Dam Repair Project, directing City Clerk to post notice to bidders, and fixing the time and place for receipt of bids. (Resolution 25-212)
- 5.e Resolution authorizing the City Manager to sign an amendment to the parking agreement with Iowa City ES Hotel LLC and for the City Manager to negotiate and execute future amendments to the number of parking permits. (Resolution 25-213)

- 5.f Resolution authorizing the City Manager to sign an amendment to the parking agreement with Iowa City Hotel Associates, L.L.C. and for the City Manager to negotiate and execute future amendments to the number of parking permits. (Resolution 25-214)

6. Consent Calendar - Setting Public Hearings

- 6.a Resolution setting public hearing on September 16, 2025 on amending the Fiscal Year 2026 Operating Budget. (Resolution 25-215)

End of Consent Calendar

Individual Council members expressed their views on items 5.d and 5.b.

Motion to approve consent calendar, items 2-6. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

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

The following individual appeared: Mary Gravitt.

8. Planning & Zoning Matters

- 8.a Ordinance rezoning approximately 1.04 acres of land at 804, 810, and 824 Maiden Lane; 410, 416, and 418 E. Benton Street, and 815 Gilbert Court from Intensive Commercial (CI-1) zone and Medium Density Single-Family Residential (RS-8) zone to Community Commercial (CC-2) zone. (REZ25-0011)

A public hearing was held. Development Services Coordinator Sitzman presented a PowerPoint. Individual Council members asked questions. The following individuals appeared: Civil Designer, Annie Palas, Shoemaker Haaland and Joe Maxwell. Individual Council members expressed their views.

Motion to give first consideration . Moved by Shawn Harmsen, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

- 8.b Resolution to amend the Comprehensive Plan Future Land Use Map from Public/Semi -Public to Residential 16-24 du/acre and the Southwest District Plan Future Land Use Map from Public Services/Institutional to Medium to High Density Multi-Family for approximately 9.9 acres of land located at 611 Greenwood Drive. (CPA25-0002)

A public hearing was held. Development Services Coordinator Sitzman presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 25-216. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Kory May. Moved by Oliver Weilein, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

8.c Ordinance conditionally rezoning approximately 9.9 acres of land located at 611 Greenwood Drive from Neighborhood Public (P-1) zone to Medium Density Multi-Family Residential Zone with a Planned Development Overlay (OPD/RM-20) (REZ25-0010).

A public hearing was held. Development Services Coordinator Sitzman presented a PowerPoint. Individual Council members asked questions. Senior Development Director, Jackson Taylor from TWG Development appeared. City Manager Fruin and City Attorney Goers provided additional information. The following individuals appeared: Judith Crossett and Kory May. Individual Council members expressed their views.

Motion to give first consideration . Moved by Joshua Moe, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

8.d Ordinance conditionally rezoning approximately 22.5 acres of property located east of N. Scott Blvd along N. Dubuque Road from Rural Residential (RR-1) zone, Low Density Single-Family Residential (RS-5) zone, RS-5 with a Planned Development Overlay, Research Development Park (RDP) zone, and Interim Development Single-Family Residential (ID-RS) zone to Mixed Use (MU) zone. (REZ24-0013) (Second Consideration)

Motion to waive second consideration . Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 25-4962. Moved by Megan Alter, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Nate Hatz, Shive Hattery. Moved by Laura Bergus, seconded by Joshua Moe. **Motion Passed. (7 Ayes)**

8.e Ordinance conditionally rezoning approximately 33.6 acres of property located east of N. Dodge St, and south of I-80 from Office Research Park (ORP) zone to Community Commercial (CC-2) zone. (REZ25-0008) (Second Consideration)

Motion to waive second consideration . Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to accept ordinance 25-4963. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to pass and adopt correspondence from Michael Welch, Shoemaker Haaland. Moved by Joshua Moe, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

8.f Ordinance rezoning approximately 37.9 acres of land located at 2510 N. Dodge St. from Research Development Park (RDP) zone to Intensive Commercial (CI-1) zone. (REZ25-0009) (Second Consideration)

Motion to waive second consideration. Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 25-4964. Moved by Megan Alter, seconded by Shawn Harmsen. **Motion Passed. (7 Ayes)**

Motion to accept correspondence from Nate Hatz, Shive Hattery. Moved by Mazahir Salih, seconded by Oliver Weilein. **Motion Passed. (7 Ayes)**

8.g Ordinance amending Title 14, Zoning Code and Title 15, Land Subdivision, to update the Neighborhood Open Space Requirements (REZ25-0012) (Second Consideration)

Motion to waive second consideration. . Moved by Joshua Moe, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 25-4965. Moved by Laura Bergus, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

9. Regular Formal Agenda

9.a Resolution Instituting Proceedings to Take Additional Action for the Authorization of a Loan and Disbursement Agreement and the Issuance of Not to Exceed \$36,000,000 Sewer Revenue Capital Loan Notes.

A public hearing was held. Finance Director Davies presented a PowerPoint. Individual Council members asked questions.

Motion to approve resolution 25-217. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

9.b Ordinance amending Article V., entitled "Boards, Commissions and Committees", Section 5.01, entitled "Establishment", of the Iowa City Charter, and repealing Title 8, entitled "Police Regulations", Chapter 8, entitled "Community Police Review Board", to dissolve the Community Police Review Board. (Second Consideration)

Individual Council members expressed their views.

Motion to waive second consideration . Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

Motion to pass and adopt ordinance 25-4966. Moved by Mazahir Salih, seconded by Megan Alter. **Motion Passed. (7 Ayes)**

9.c Resolution approving the partial release of watermain easement at Waterfront Hy-Vee.

City Attorney Goers presented information.

Motion to approve resolution 25-218. Moved by Joshua Moe, seconded by Mazahir Salih. **Motion Passed. (7 Ayes)**

9.d Resolution authorizing Non-Legacy Aid to Agencies funding awards for Fiscal Year 2026.

Mayor Pro Tem Salih recused herself from the discussion. Neighborhood Services Coordinator Kubly presented a PowerPoint. The following individuals appeared: Tom Rocklin - HCDC member, Will Kapp - President of the Immigrant Welcome Network, Simona Galea - Vice President of the Immigrant Welcome Network, Eric Jones - Board member of the Immigrant Welcome Network. Individual Council members expressed their views. City Manager Fruin provided additional information.

Motion to approve resolution 25-219. Moved by Megan Alter, seconded by Joshua Moe. **Motion Passed. (6 Ayes) Salih recused.**

Motion to accept correspondence from Elizabeth Anne Tingley-Pigge. Moved by Joshua Moe, seconded by Shawn Harmsen. **Motion Passed. (6 Ayes) Salih recused.**

10. Announcement of Vacancies - New

10.a Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Karol Krotz resigned). Correspondence included in Council packet.

Applications must be received by 5:00 p.m., Tuesday, October 14, 2025.

Motion to accept correspondence from Karol Krotz . Moved by Megan Alter, seconded by Laura Bergus. **Motion Passed. (7 Ayes)**

11. Announcement of Vacancies - Previous

11.a Civil Service Commission - One vacancy to fill a new member position, upon appointment - April 4, 2027 (Due to the passage of Senate File 311).

Civil Service Commission - One vacancy to fill a new member position, upon appointment - April 1, 2029 (Due to the passage of Senate File 311).

Housing & Community Development Commission - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (George Kivarkis resigned).

Library Board of Trustees - One vacancy to fill an unexpired term, upon appointment - June 30, 2027 (Dan Stevenson resigned).

Applications must be received by 5:00 p.m., Tuesday, September 9, 2025.

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

Airport Zoning Commission - One vacancy to fill a 6-year term, January 1, 2024 - December 31, 2029 (Term expired for Dennis Keitel).

Board of Appeals (HVAC Professional) - One vacancy to fill an unexpired term, upon appointment - December 31, 2028 (Nicolas Yost resigned).

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

Historic Preservation Commission (Jefferson St) - One vacancy 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 (Woodlawn Ave) - One vacancy 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.

12. City Council Information

13. Report on Items from City Staff

14. Adjourn

Motion to adjourn at 7:55 p.m. Moved by Mazahir Salih, seconded by Laura Bergus.
Motion Passed. (7 Ayes)



Kecilia K. Grace
City Clerk

Bruce Teague
Mayor



ALCOHOLIC
BEVERAGES
DIVISION
State of Iowa

State of Iowa

Alcoholic Beverages Division

LC0052112

March 1, 2025

February 28, 2026

LICENSE NUMBER

138 SOUTH CLINTON INC
The Fieldhouse Bar & Grill
138 South Clinton Street
Iowa City, Iowa 52240

EFFECTIVE DATE

EXPIRATION DATE

This license is a personal privilege and is subject to civil penalty, suspension, revocation or cancellation, as authorized pursuant to Iowa Code Ch. 123.

This license is not deemed to be property, nor is it subject to attachment, execution, assignment, nor is it alienable.

LICENSE AND PRIVILEGES		FEES
Class C Retail Alcohol License (Regular Fee)	03/01/2025 to 02/28/2026	\$1,625.00
	TOTAL FEE:	\$1,625.00

IOWA ALCOHOLIC BEVERAGES DIVISION

STEPHEN LARSON

Administrator





Fieldhouse Bar & Grill Iowa City

Sep 24 · 🌐



Two big bars to serve all of you!!!



31



1





Fieldhouse Bar & Grill Iowa City in Downtown
Iowa City.

Sep 24 · 🌐

we know you missed us 💋
XOXO,
Fieldhouse

—
#fieldhouseiowacity #downtowniowacity #barandgrill
#iowacity #iowacitybars #uiowabars

Fieldhouse
Bar & Grill
Iowa City
Est. 1975





Fieldhouse Bar & Grill Iowa City in Downtown Iowa City.

...

Nov 7 · 🌐

Walk with us 😊 Our new spot has 4 different hang-out spots plus a bathroom level on the bottom floor with an LED sign that's perfect for pics! 📱 We have two fully stocked bars, tables for you and the crew, a giant dance floor, and oh yeah a TON of TVs! all decorated in everyone's favorite black and gold. see the place live tonight! doors @ 6PM

-

#iowacity #downtowniowacity #nowopen #fieldhouse #fieldhousebar #barandgrill #downtowniowacity #uiowa #uiowabars #iowahawkeyes #iowacitybars





Fieldhouse Bar & Grill Iowa City at OLD Fieldhouse Page.

Nov 11 • 🌐

Karaoke night. Progressive domestics. Tuesday handled.



#drinkdeals #karaokenight #fieldhouse #iowacitybars
#downtowniowacity #uiowabars



FIELDHOUSE

PROGRESSIVE DOMESTICS

\$1	8:00 - 9:00
\$2	9:00 - 10:00
\$3	10:00 - 11:00
\$4	11:00 - 12:00
\$5	12:00 - CLOSE



Fieldhouse Bar & Grill Iowa City at OLD
Fieldhouse Page.

...

Nov 13 · 🌐

Well well well, it's finally Thursday 😜 Fieldhouse nights hit different.

-

#drinkdeals #weekend #goingout #iowacity
#downtowniowacity #uiowabars #iowacitybars



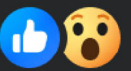
**FIELDHOUSE
IOWA CITY**

\$2
WELL DRINKS 8PM - CLOSE



Fieldhouse Bar & Grill Iowa City updated their cover photo.

Nov 14 · 🌐





Fieldhouse Bar & Grill Iowa City at OLD Fieldhouse Page.

Nov 15 · 🌐

Two ways to win your Saturday 🏈👉 Beer buckets 🍺 or seltzer buckets 🍉✨ Grab the squad and swipe ➡

#drinkdeals #gameday #weekend #goingout #fieldhouseic #iowacity #downtowniowacity #uiowabars #iowacitybars





Fieldhouse Bar & Grill Iowa City at OLD Fieldhouse Page.



Nov 15 · 🌐

GAMEDAY ENERGY 🔥 Doors open at 12:30 PM — let's get it, IC.

📅: Ava Neumaier

—

#drinkdeals #weekend #goingout #hazzardcounty
#americansaloon #gameday #hazzardcountyiowacity
#downtowniowacity #uiowabars #iowacitybars

A close-up photograph of a person's hand holding a stack of beer coasters. The hand is wearing a black smartwatch. The coasters are white with a yellow design and the word "FIELDHOUSE" printed on them. The background is dark and out of focus.

FIELDHOUSE IOWA CITY

DOORS @ **12:30**



Fieldhouse Bar & Grill Iowa City at OLD

...

Fieldhouse Page.

Nov 26 • 🌐

Going out tonight... because staying in just isn't blackout wednesday behavior. 😊

#drunksgiving #blackoutwednesday #iowacity
#downtowniowacity #uiowabars #iowacitybars #goingout
#fieldhouseiowacity #fieldhouse

Happy Drunksgiving!!

EMERGENCY EXIT
ONLY



Fieldhouse.
6:00PM.

Fieldhouse bar unveils new three-level location

Thursday night marked the reopening of the popular bar after being closed for four months.

Anna Olson, News Reporter

With a line stretching out past the Pedestrian Mall, Fieldhouse Iowa City reopened its bar at 9 p.m. Thursday. The bar was packed with Iowa City residents and University of Iowa students for its grand opening.

Previously located in the Pede Mall and replaced by country bar Hazzard County, the bar closed in June to move into a bigger space. Fieldhouse is now located on 138 S. Clinton St., next to YoTopia, and has three levels.



Ava Neumaier

Patrons move up and down the floors during the opening night of Fieldhouse Bar and Grill in Iowa City on Thursday, Nov. 6, 2025. Over 100 attendees lined up down the block to drink, play arcade games, and explore the new bar's five floors. The previous Fieldhouse was located in the Pedestrian Mall, and relocated over the summer.



A crowd gathers outside during the opening night of Fieldhouse Bar and Grill in Iowa City on Thursday, Nov. 6, 2025. Over 100 attendees lined up down the block to drink, play arcade games, and explore the new bar's three floors. The previous Fieldhouse was located in the Pedestrian Mall, and relocated over the summer. (Ava Neumaier)

The space was unoccupied for several years and was at one point reportedly being developed into a nightclub concept by Studio 13 nightclub owner Jason Zeman.

As previously reported by *The Daily Iowan*, Tracy Barkalow, who owns the former and new Fieldhouse buildings, opted to relocate Fieldhouse while moving Hazzard County into its old space as opposed to pursuing the new project with Zeman.

Known for its Thursday night deals, such as \$3 wells, the Fieldhouse continued this tradition on opening night, according to an Instagram post.

Third-year UI student Owen Cooney was waiting in line at 9:15 p.m. to get in. He said he liked going to the old location before it closed and is excited to see what's in store for the new building.

"There's not a lot of two-story bars here, which is fun," Cooney said. "And I don't know if they have the same deals as they used to, but there were also great deals. The promotional pictures inside look super cool and new."

Fourth-year UI student Tamanna Kapoor said the news of the previous location's closure was sad, and she could not be more thrilled to be able to return to one of her favorite bars.

"Based on the layout, I'm super excited for what's gonna go inside," she said. "I think it's great for the business that it'll bring here to Iowa City and will open up possibilities for new business."

Fourth-year UI student Daniel Haack was on the bar's new bright purple second-floor dance floor where he called himself the "number one Fieldhouse fan in Iowa City."

RELATED: Iowa City's Gabe's: A dive bar with rock history and national recognition

"I've been waiting for this moment practically all semester," he said. "I loved the old Fieldhouse. It was a great bar, and I'm glad it's back, and I think it's better than ever."

Also on the dance floor was third-year Ella Nelson. She echoed the excitement of being able to return to a new and updated space after several months of hiatus.

"I would say it's really different, but it's a good difference," she said. "It's a lot bigger, and it's a new vibe. It's a really good change."

Fieldhouse is also continuing the "beer tub," where assorted beers are put into a tub of ice and sold for \$5 each.

Madeline Pyle was working her first night at the tub as a bartender. She said she loves working for the Fieldhouse so far.

"I grew up in sports, so being in a sports bar has been my natural kind of vibe," she said.

Third-year UI student Drew Smaellie said it feels great to be in the new Fieldhouse.

"Honestly, Iowa City's bar scene didn't need to be leveled up, but they did it with this bar," he said. "This place is way better. I mean, obviously, with three levels, it's quite an upgrade."

On the third floor, there were games like darts, a boxing punch machine, and pop-a-shot.



Patrons play Pop-a-Shot during the opening night of Fieldhouse Bar and Grill in Iowa City on Thursday, Nov. 6, 2025. Over 100 attendees lined up down the block to drink, play arcade games, and explore the new bar's three floors. The previous Fieldhouse was located in the Pedestrian Mall, and relocated over the summer. (Ava Neumaier)

Third-year UI student Andrew Helle was shooting hoops while enjoying a drink with his friends.

“I look around and all I see is beauty,” he said. “It’s a beautiful bar. Honestly, it topples everything in Iowa City. This is a beautiful establishment.”

Liz Craig

From: Geoff Fruin
Sent: Friday, November 7, 2025 2:45 PM
To: brianhazzardcr@gmail.com; Tracy Barkalow
Subject: Fieldhouse Operations
Attachments: 48603.pdf; 51019.pdf

Mr. Barkalow and Mr. Hughes,

I have been informed that the Fieldhouse Bar and Grill opened last night and remained open for business well past midnight. Fieldhouse staff members not only failed to remove all patrons and close for business by midnight, but were instead continuing to welcome new patrons entering after midnight, charging cover as they did. The Fieldhouse remained open at 1:35 a.m. As was made clear in numerous prior communications, including the attached letter from July 23rd, The Fieldhouse must operate as a restaurant in order to have a liquor license covering anything but the ground floor, and cannot operate as a drinking establishment due to its location within 500' of other pre-existing drinking establishments. As you know, that means The Fieldhouse cannot on a regular basis be open for business after midnight, as they were last night.

It is crucial to the City, and other establishments who are similarly limited in their operating hours, that we enforce these ordinances to achieve the legislative goals of preventing further concentration of drinking establishments downtown, and provide a safe environment for the public. Failure to comply with these City ordinances will lead to the City taking enforcement action against The Fieldhouse, and may result in a reassessment of your status as a "person of good moral character", as defined in State Code, as described in the City's letter of October 28, 2025, also attached for your convenience. Such a reassessment could result in revocation of liquor licenses granted not only for The Fieldhouse, but for other establishments owned or operated by either of you. I cannot emphasize enough the seriousness with which the City takes this matter.

If you have any questions about the application of City laws to your establishments, please do not hesitate to contact me, or the City Attorney.

Sincerely,

Geoff

 **IOWA CITY**
A UNESCO CITY OF LITERATURE

WWW.ICGOV.ORG



Geoff Fruin
City Manager
p: 319-356-5013
410 E Washington St
Iowa City, IA 52240

Iowa City Press-Citizen

ENTERTAINMENT

Fieldhouse returns in new spot as owners vow to revive The Union Bar. What to know



Jessica Rish

Iowa City Press-Citizen

Updated Nov. 19, 2025, 8:49 a.m. CT

Key Points AI-assisted summary ⓘ

The Fieldhouse has reopened in a new, larger three-story location on South Clinton Street.

Hazzard County American Saloon opened its second location in The Fieldhouse's former space on the Ped Mall.

The owners of both bars are teaming up to revive The Union Bar and Grill, slated to open by early 2026.

When one door closes, three swing open — literally — as Iowa City's downtown bar scene gets a major plot twist.

Following a brief hiatus, [The Fieldhouse](#) reopened Thursday, Nov. 6, at its new and larger space at [138 S. Clinton St.](#), next to [YoTopia](#) and across from the [Old Capitol Mall](#).

Fieldhouse's former location didn't stay empty for long. [Hazzard County American Saloon](#), a Cedar Rapids-based country-themed bar, opened its second location on Wednesday, Aug. 6, at [118 S. Dubuque St.](#) on the Ped Mall.

Now, owners and operators behind both bars, Tracy Barkalow of Fieldhouse and Brian Hughes of Hazzard County, are teaming up to revive The Union Bar and Grill.

The Union Bar and Grill to open in Iowa City in the winter

The raucous nightlife spot first opened in 1993 at 121 E. College St., now home to [The Stuffed Olive](#), and closed in April 2020 [after a 27-year run](#). The Tailwind Group, the developer of The Nest and The Quarters, purchased the building that housed The Union [in 2017 for \\$2.9 million](#). Today, Tailwind [lists only one Ped Mall property](#), 113 E. College St., now ReUnion Brewery.

Need a news break? [Check out the all new PLAY hub with puzzles, games and more!](#)

The Union Bar and Grill's comeback will happen at 118 S. Clinton St., next door to Fieldhouse, and is slated to open by the end of 2025 or early 2026. It will take over the former Cactus 3 building.

More: [Best dive bars in Iowa City? Five spots loved by locals for strong pours and good times](#)

"I went to the Union even more often than the Fieldhouse... It had this big city nightclub feel," Hughes said. "We are trying to bring that back with these bars, so people can get a taste of what we used to have... Fieldhouse and Union are cornerstone names of bars in Iowa City. We felt that they should be represented the way we remember them."

For Barkalow, the revival of The Union strikes a nostalgic chord, as his uncle, Harry Ambrose, formerly owned the College Street Club at The Union's former location from 1980 to 1990. Three years later, The Union took over the space, [though the building had previously served as home to other nightlife iterations](#).

The Union will be intrinsically different, not necessarily a revival, but a second life. Themed nights are anticipated to return, and a full food menu will debut. Barkalow and Hughes declined to comment on concerns about [Iowa City's Ordinance 09-4341](#) that prohibits new "drinking establishments" from opening within 500 feet of an existing one.

More: [\\$49M window war. Insurers clash over payment for faulty UI Children's Hospital windows](#)

"We meet all the code requirements, and more importantly, all state laws and city requirements," Barkalow said. "We're not going to go into detail on that at this time."

Fieldhouse sees early success at new three-story location

Barkalow owns both the current Hazzard County and the current Fieldhouse properties. Barkalow acquired the 118 S. Dubuque St. commercial space and purchased the 138 S. Clinton St. property a few years ago, [previously home to Active Endeavors](#), which has been vacant since 2021.

Barkalow owns the name and rights to Fieldhouse, a bar that "holds a special place" in his heart as a lifelong Iowa City resident, [he told the Press-Citizen in July](#). He took over ownership following the [death of the original owner, Mark Eggleston, in 2024](#).

The three-floor sports bar aims to appeal to everyone. In quintessential sports bar fashion, large TVs line the walls, but it is also spacious enough for dancing. The music is not limited to one genre, playing a mix of everything, along with bar games like darts, pizza offerings, and of course, drink specials.

More: [A new country bar moves in, Fieldhouse finds a new home in downtown Iowa City shakeup](#)

Hazzard County [has experienced relative success since opening in 2025](#).

"It's been exciting for the students and the locals to get something different. It's been a while since a newer concept has come to town," Hughes said. "We're bringing old names back to town, but with a new player, and the excitement we're seeing is huge."

Jessica Rish is an entertainment, dining and education reporter for the Iowa City Press-Citizen. She can be reached at JRish@press-citizen.com or on X, formerly known as Twitter, [@rishjessica_](#)

Prepared by: Eric Goers, Asst. City Attorney, 410 E. Washington Street, Iowa City, IA 52240; 319-356-5030

ORDINANCE NO. 13-4564

ORDINANCE AMENDING TITLE 4, ALCOHOLIC BEVERAGES, CHAPTER 2, LIQUOR LICENSES AND BEER PERMITS, SECTION 2, PREMISES REQUIREMENTS, SUBSECTION B, TO MODIFY AND CLARIFY THE GROUND FLOOR REQUIREMENT.

WHEREAS, the City has long prohibited new liquor license space outside the ground floor so as to maximize safety, in that the ability of the police department and fire department to quickly access and respond to emergencies outside the ground floor is diminished, and their services are needed more frequently in drinking establishments; and

WHEREAS, Ordinance No. 97-3790 contained a whereas clause stating that, "liquor and beer may only be served, consumed, and stored on the ground floor of an establishment", outside of several delineated exceptions, making clear Council intent, despite that intent being less clear in the actual language of the ordinance; and

WHEREAS, Council wishes to reinforce, through Code language, their intent, as well as excluding from the Code's application low-occupancy outdoor rooftop patio use associated with indoor commercial recreational use, such as that of FilmScene, as the risks associated with commercial recreational uses is lower than with eating or drinking establishments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA:

SECTION I. AMENDMENTS.

TITLE 4, ALCOHOLIC BEVERAGES, CHAPTER 2, LIQUOR LICENSES AND BEER PERMITS, SECTION 2, PREMISES REQUIREMENTS, SUBSECTION B, is hereby amended by deleting the subsection and substituting the following language:

- B. No liquor control license nor beer permit for serving and consuming on premises shall be approved for an establishment which is not located entirely on the ground floor of a building and which does not contain windows which permit visibility of its interior from the public way, except for hotels, motels, restaurants, private clubs, theaters that have live performances as their principal function, and outdoor rooftop patios (with an occupant load under 50) associated with an indoor commercial recreational use. An establishment will be considered to be on the ground floor if it is located on a mall level. This provision shall not be applicable to premises licensed prior to July 1, 1997.

SECTION II. REPEALER. All ordinances and parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

SECTION III. 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 IV. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

Passed and approved this 3rd day of December, 2013.


MAYOR

ATTEST: 
CITY CLERK

Approved by 

City Attorney's Office

Page 2

AYES:

ABSENT:

X
X
X
X
X
X
X

Champion
Dickens
Dobyns
Hayek
Mims
Payne
Throgmorton

First Consideration 11/12/13

Vote for passage: AYES: Throgmorton, Champion, Dickens, Dobyns, Hayek, Mims, Payne. NAYS: None. ABSENT: None.

Second Consideration -----

Vote for passage:

Date published 12/12/13

Moved by Mims, seconded by Champion, that the rule requiring ordinances to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, the second consideration and vote be waived and the ordinance be voted upon for final passage at this time. AYES:Dobyns, Hayek, Mims, Payne, Throgmorton, Champion, Dickens. NAYS: None. ABSENT: None.

Resolution number: _____

Resolution finding The Fieldhouse Bar & Grill violated Section 4-2-2(B) of the City Code by serving alcohol on floors other than the ground floor without qualifying for an exception allowing service and consumption on more than the ground floor and imposing a fourteen-day alcohol license suspension under City Code Sections 4-2-5(C)(1) and (C)(4).

Whereas, on this 20th day of January, 2026, a hearing was held to determine whether the alcohol license for 138 South Clinton Inc should be suspended; and

Whereas, 138 South Clinton Inc has been provided notice of the hearing scheduled for January 20, 2026; and

Whereas, City staff recommends a fourteen-day suspension of 138 South Clinton Inc's alcohol license; and

Whereas, under Iowa Code Section 123.39(2), the City Council may suspend an alcohol license for violation of a local ordinance; and

Whereas, Iowa City Code Section 4-2-2(B) provides, in pertinent part, that no alcohol control license for serving and consuming on premises shall be approved for an establishment which is not located entirely on the ground floor of a building, subject to certain exceptions; and

Whereas, one of the exceptions allows the approval of an alcohol license for more than the ground floor for restaurants; and

Whereas, Iowa City Code 4-2-2(B) is a public health and safety ordinance meant to maximize safety by allowing the police and fire departments to quickly access and respond to emergencies at bars, where the occurrence of public safety incidents is higher due to the consumption of alcohol; and

Whereas, the City recommended approval of 138 South Clinton Inc's alcohol license for all floors of the premises at 138 S. Clinton Street on the basis that 138 South Clinton Inc would operate a restaurant at this location; and

Whereas, the State of Iowa Alcoholic Beverages Division issued a Class C Alcohol License to 138 South Clinton Inc, which currently is d/b/a The Fieldhouse Bar & Grill, with effective dates of March 1, 2025-February 28, 2026; and

Whereas, 138 South Clinton Inc has not operated a restaurant as defined by City Code, but has rather operated a bar that serves alcohol on more than the ground floor; and

Whereas, the City Council finds that 138 South Clinton Inc misrepresented that it would operate as a restaurant in its alcohol license application to the City; and

Whereas, if City staff had been informed that 138 South Clinton Inc would not operate as a restaurant, an alcohol license would not have been approved for the premises, as no other exception to Iowa City Code Section 4-2-2(B) applies; and

Whereas, 138 South Clinton Inc violated Iowa City Code Section 4-2-2(B) despite repeated communication by City staff both before and after its opening on November 6, 2025 that it would need to operate as a restaurant to serve alcohol on more than the ground floor; and

Whereas, after being notified of these proceedings, 138 South Clinton Inc continued to violate Iowa City Code Section 4-2-2(B).

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

1. The City Council finds that 138 South Clinton, Inc, d/b/a The Fieldhouse Bar & Grill, has violated Iowa City Code Section 4-2-2(B).
2. Pursuant to Iowa Code Section 123.39(2) and Iowa City Code Section 4-2-5, the City Council hereby imposes a fourteen-day alcohol license suspension against 138 South Clinton Inc, d/b/a The Fieldhouse Bar & Grill.
3. The City Clerk is directed to forward a copy of this Resolution to the Iowa Department of Revenue.
4. Licensee shall have the right to appeal this suspension to the Iowa Department of Revenue.
5. The City Clerk is further directed to provide a copy of this Resolution to the manager or contact person for the applicant as listed on the application.

Be it further resolved,

Passed and approved this ____ day of _____, 2026.

Mayor

Approved by

Attest:

City Clerk

City Attorney's Office



CITY OF IOWA CITY COUNCIL ACTION REPORT

January 20, 2026

Public Art Advisory Committee: One vacancy to fill an unexpired term, upon appointment - December 31, 2027 (Rachel Kinker resigned).

Attachments: [Vacancy Notice](#)
 [Board Demographics](#)
 [Attendance Sheet](#)
 [Application Coversheet](#)
 [Brunia, Stephanie - Application](#)
 [Cochran, Kathy - Application](#)
 [Serafin, Raymundo - Application](#)

NOTICE

THE CITY COUNCIL OF IOWA CITY IS CONSIDERING APPOINTMENT TO THE FOLLOWING COMMITTEE:

PUBLIC ART ADVISORY COMMITTEE

One Vacancy: Unexpired term, upon appointment – December 31, 2027

(1) At-Large

- Duties of the Public Art Advisory Committee include developing by-laws and procedures for the Iowa City Public Art Program;
- Administering the Public Art Program by determining the placement of public art, the type of art to be used in a specific project, and the artist to be engaged;
- Overseeing the acceptance of gifts or art;
- Overseeing the maintenance and disposition of public art;
- Overseeing expenditures of the Public Art Program budget;
- Overseeing the Poetry in the Public Program.
- The Public Art Advisory Committee meets the first Thursday of each month at 3:30 p.m.

Iowa City-appointed members of boards and commissions must be at least 18 years of age and live in Iowa City. The City of Iowa City encourages diversity in the appointment of citizens to boards and commissions.

Applications must be received **by 5:00 p.m., Tuesday, January 13, 2026**. An application can be completed and submitted on the City of Iowa City website at www.icgov.org or by contacting the City Clerk's office.

Questions about the Public Art Advisory Committee should be directed to Rachel Kilburg Varley, Economic Development Coordinator at (319) 356-5248.

PUBLIC ART ADVISORY COMMITTEE DEMOGRAPHICS

Name	Category	Term	Term End Date	Length of Residency	Occupation	Gender*	Age*	Country of Origin*	Sexual Orientation*	Religion*	Disability*	Ethnicity*	Race*	Gender Identity*
Aaron Moseley	Art or Design Professional	1	12/31/2028	11 yrs	Art Education	Male	32	United States		No	Yes	White	White	Male
Anita Jung	Art or Design Professional	1	6/30/2026	17 yrs	Faculty - University of Iowa	Female		United States						
Leslie Finer	At-Large	1	12/31/2026	40 yrs	Arts Director	Female	56	United States	Female		No	Caucasian	White	Female
Nate Sullivan	At-Large	1	6/30/2026	27 yrs	Ecommerce Copywriter	Male	35	United States	Bisexual	Atheist	No	White	White	Male
Sophie Donta	Art or Design Professional	Partial	12/31/2026	13 yrs	Architect	Female	30	USA					Caucasian	Female
Susan Thompson	At-Large	1	12/31/2028	2 mths	Travel Professional	Female	59	USA	F		No			She
VACANT	At-Large	Partial	12/31/2027											

Note: The information provided was taken from the application at the time of submission.

* Information is voluntary

**Public Art Advisory Committee
Attendance Record
2024-2025**

Name	Term Expires	12/5/24	2/6/25	3/6/25	4/3/25	5/1/25	6/5/25	7/10/25	9/4/25	10/2/25	11/6/25	12/4/25
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	X	X
Steve Miller	12/31/23	---	---	---	---	---	---	---	---	---	---	---
Eddie Boyken	12/31/24	---	---	---	---	---	---	---	---	---	---	---
Andrea Truitt	12/31/25	X	X	X	X	X	X	X	X	X	X	X
Anita Jung	6/30/23	X	O	O	O	O/E	O/E	X	X	X	X	X
Jenny Gringer	12/31/23	---	---	---	---	---	---	---	---	---	---	---
Jeremy Endsley	12/31/25	O/E	X	X	O/E	---	---	---	---	---	---	---
Nate Sullivan	6/30/26	O/E	X	O/E	X	X	O/E	X	X	O/E	O/E	O
Leslie Finer	12/31/26	X	X	X	X	X	X	X	X	O/E	X	X
Rachel Kinker	12/31/27	X	X	O/E	X	X	X	X	X	X	---	---
Sophie Donta	12/31/26	X	O/E	X	X	X	X	X	O/E	X	X	X
Stephanie Brunia	12/31/25	---	---	---	---	---	---	X	X	X	O/E	O/E

Key:

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

Board/Commission Application Coversheet

Board/Commission: *Public Art Advisory Committee*

One vacancy to fill an unexpired term, upon appointment – 12/31/2027

It is hereby established, as a formal policy of the City Council of Iowa City, that each application for reappointment to a City Board or Commission will be considered without regard to incumbency. If reappointed, an individual would be limited to one reappointment to a full term in order to increase the opportunities for new applicants to serve.

Council Announcement Date: 12/09/2025

Application Deadline: 01/13/2026

Council Appointment Date: 01/20/2026

Name and Address
Brunia, Stephanie 632 Northwood Dr Iowa City IA 52245
Cochran, Kathy 2665 Triple Crown Ln #4 Iowa City IA 52240
Serafin, Raymundo 25 Lincoln Ave Apt 11 Iowa City IA 52246

This application is a public document and as such can be reproduced and distributed for the public. This application will be considered for twelve months only and automatically considered for any vacancy during that time. If appointed to a Board/Commission, all other applications will be removed from consideration.

Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Stephanie

First Name

Middle
Initial

Brunia

Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

Brew-knee-uh

632 Northwood Dr

Home Address

Suite or Apt

Iowa City

City

IA

State

52245

Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

☒ Yes ☐ No

How long have you been a resident of Iowa City?

9years

Mobile: (515) 450-0760

Primary Phone

Alternate Phone

sbrunia@gmail.com

Email Address

Photographer

Occupation

Boards & Commissions

Which Boards would you like to apply for?

Public Art Advisory Committee Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Question applies to Public Art Advisory Committee Board Member Information

Public Art Advisory Committee Category *

☒ Art or Design Professional

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

As both an Iowa City resident and practicing artist, I've thought a lot about what role I want to embody as an artist-citizen, especially in my local community. I hold an MFA in photography from University of New Mexico (I got my BFA in photo from UIowa), and moved back to the Iowa City area in 2012 in order to teach for one semester as a Visiting Assistant Professor at UI and have stayed in the area ever since. I have and continue to make photographic bodies of work which I exhibit on a semi-regular basis both locally and regionally. In 2016 I was granted an Iowa Arts Council Fellowship (only 5 are awarded each year across all disciplines including visual arts, music, writing, etc) which afforded me the opportunity to give lectures about my work throughout the state as well as to sit on IAC jury panels, which has given me an insight into the foray of arts organizations and activities within the state. I occasionally serve as adjunct faculty at UIowa, teaching both beginning and advanced photography students. I would love to help shape the local art offerings in my own community and am particularly interested in seeing some grassroots endeavors take hold, especially in this new era of NEA/arts funding uncertainty. If needed, I am happy to provide a CV.

What is your present knowledge of each advisory board you are interested in?

I served on the PAAC board this summer until now, but had been appointed to an unexpired seat and missed the deadline for reapplying for that particular seat. I am very interested in continuing to serve on the board.

Potential Conflicts of Interest

Please contact the City Attorney at 356-5030 to discuss questions or concerns regarding a potential conflict of interest. The following describe some but not all potential conflicts.

The Housing and Community Development Commission makes recommendations to the City Council regarding the distribution of federal CBDG/HOME funds. The general rule is that no persons who exercise or have exercised any functions or responsibilities with respect to federally funded activities, or who are in a position to participate in the decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a federally-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a federally-assisted activity, or with respect to the proceeds of the federally-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter.

Most members of City Boards and Commissions are employed, and/or have a financial interest in one or more non-profit entities. [Section 362.5 of the Code of Iowa](#) generally prohibits, with certain important exceptions, a member of a City Board or Commission from having an interest in a City contract. In order to navigate potential conflicts of interest for certain matters, please list any and all business or non-profit entities in which you have an employment or financial interest.

List your answers here:

Nordstrom (employee), Sparrow & Bean Studio (owner), Stephanie Brunia (myself as an exhibiting artist), Iowa Artist/Mother group, Shimek Neighborhood Association

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

☐ Yes ☒ No

(Optional) Demographic Information

The City Council values all types of diversity on its Boards and Commissions. Your responses on this page provide valuable information to the Council in achieving that goal.

In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☒ Female

Age

41

Country of Origin

USA

Sexual Orientation

Straight

Religion

n/a

Do you have a disability

no

Ethnicity

White

Race

White

Gender Identity

Female (she/her)

***NOTE:**

The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

The Housing and Community Development Commission strives to satisfy its purpose and intent, when possible to have at least one person with expertise in construction, at least one person with expertise in finance, and one person who receives rental assistance. (Resolution)

Misrepresentations on this application will constitute just cause for removal of an appointee. If you fail to answer all the questions, except demographics, Council will not consider your application.

You are encouraged to contact individual [Council Members](#) to express your interest in serving.

Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree

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Profile

- **NOTE: Applicants must reside in Iowa City and be 18 years of age unless specific qualifications are stated.**
- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Kathy

First Name

J

Middle
Initial

Cochran

Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

2665 Triple Crown LN #4

Home Address

Suite or Apt

Iowa City

City

IA

State

52240

Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

☒ Yes ☐ No

How long have you been a resident of Iowa City?

28 years

Mobile: (319) 530-8173

Primary Phone

Home: 3195308173

Alternate Phone

kathy.j.cochran1@gmail.com

Email Address

Job Coach

Occupation

Boards & Commissions

Which Boards would you like to apply for?

Public Art Advisory Committee Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Question applies to Public Art Advisory Committee Board Member Information

Public Art Advisory Committee Category *

☒ At-Large

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have a humanities background that includes both the visual & performing arts as well as literature with an emphasis on Multi-cultural prose & poetry. I have won awards for my own writing and poetry but not currently participating in creative writing.

What is your present knowledge of each advisory board you are interested in?

I'm very interested to work with community members to develop public art projects, choosing the type of art and placement of the art works and working with artists to make it all happen. I am personally most interested in the Poetry in the Public Program.

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List your answers here:

I have worked at multiple non-profits that assist individuals with developmental or emotional disabilities. I don't believe I would have any conflict of interest unless a member of the "Artists at SUI" group was a candidate for a certain project but don't believe that would be the case.

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Council policy is not to permit an individual to serve on two Boards or Commissions at the same time. You will be asked to resign from one if appointed to another.

Do you currently serve on another Iowa City board or commission?

☐ Yes ☒ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

None Selected

Age

Country of Origin

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

Gender Identity

***NOTE:**

The Human Rights Commission strives to ensure the Commission is representative of the community. Therefore, appointment shall take into consideration persons of various racial, religious, cultural, social and economic groups in the city. (Ordinance)

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Profile

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- Date of Application (Date will be captured on form submission)

Are you 18 years of age or older?

☒ Yes ☐ No

Raymundo

First Name

Middle
Initial

Serafin

Last Name

First Name (Phonetic spelling)

Last Name (Phonetic spelling)

25 Lincoln Ave Apt 11

Home Address

Suite or Apt

Iowa City

City

IA

State

52246

Postal Code

Is your home address (listed above) within the corporate limits of Iowa City?

☒ Yes ☐ No

How long have you been a resident of Iowa City?

6 years

Mobile: (510) 932-8457

Primary Phone

Alternate Phone

serafin.ray@gmail.com

Email Address

Quality Assurance
Operations Specialist

Occupation

Boards & Commissions

Which Boards would you like to apply for?

Public Art Advisory Committee Board Member Information: Eligible

Preference on first choice (If multiple boards are being applied for.)

Question applies to Historic Preservation Commission Board Member Information

Historic Preservation Commission Category *

☒ At-Large

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

Do you have expertise in property management?

☐ Yes ☒ No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

Do you have expertise in nonprofit management?

☐ Yes ☒ No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

Do you receive rental assistance?

☐ Yes ☒ No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

Do you have expertise in construction?

☐ Yes ☒ No

Question applies to Housing and Community Development Commission (HCDC) Board Member Information

Do you have expertise in finance?

☐ Yes ☒ No

Question applies to Public Art Advisory Committee Board Member Information

Public Art Advisory Committee Category *

☒ At-Large

Question applies to Senior Center Commission Board Member Information

Senior Center Commission *

☒ At-Large

Interests & Experiences

Experience and/or activities which you feel qualify you for this position:

I have been living in Johnson County for six years and have a passion for this county and for finding elegant solutions to complex problems

Raymundo Serafin

What is your present knowledge of each advisory board you are interested in?

I am seeking to learn more about how the city operates, I have the time and willingness to learn and put forward thoughtful work.

Potential Conflicts of Interest

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List your answers here:

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Do you currently serve on another Iowa City board or commission?

☐ Yes ☒ No

(Optional) Demographic Information

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In order to ensure that the Board and Commission is representative of the community and the groups(s) which it serves, please provide your information for the following:

Gender

☒ Male

Age

38

Country of Origin

United States of America

Sexual Orientation

Religion

Do you have a disability

Ethnicity

Race

Gender Identity

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Please Agree with the Following Statement

I certify that the information I have given on this application is complete and correct.

☒ I Agree

Connie McCurdy

From: Stefanie Bowers
Sent: Thursday, January 15, 2026 7:12 AM
To: *City Clerk's Office
Subject: Resignation HRC
Attachments: Resignation_Liz Mendez Shannon_Jan 2026.docx

Get [Outlook for iOS](#)

CE Mendez-Shannon, MSW, PhD
Iowa City, Iowa

January 2026

Human Rights Commission
Iowa City, Iowa

Dear Members of the Human Rights Commission,

I am writing to formally resign from my position on the Human Rights Commission, effective January 15, 2026

Serving on the Commission has been a meaningful honor. I am deeply grateful to my fellow Commissioners for their thoughtful leadership, principled dialogue, and shared commitment to advancing equity, dignity, and human rights for all residents. I am equally appreciative of the Commission staff, whose dedication, care, and behind-the-scenes work make this body's mission possible. It has been a privilege to learn from and work alongside such a committed group of individuals. Not all heroes wear capes!

At this time, I am stepping away to focus my energy on other commitments and responsibilities. This decision was not made lightly, and it comes with sincere appreciation for the trust placed in me and for the collective work we have done together.

I remain strongly supportive of the Commission's mission and will continue to advocate for human rights, equity, and justice in our community in other ways. I wish the Commission, and its staff continued strength, clarity, and impact in their important work.

Thank you again for the opportunity to serve. I appreciate you!

With gratitude y abrazos,

Liz Mendez-Shannon, MSW, PhD

Kellie Grace

From: kalmia strong <kalmia.strong@gmail.com>
Sent: Wednesday, January 14, 2026 6:17 PM
To: Kellie Grace
Subject: Fwd: ICPL Board of Trustees resignation



**** 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.

hi Kellie,
Please see below -- thanks!
Kalmia

----- Forwarded message -----

From: kalmia strong <kalmia.strong@gmail.com>
Date: Tue, Jan 13, 2026 at 7:37 PM
Subject: ICPL Board of Trustees resignation
To: <bruce-teague@iowa-city.org>

dear Mayor Teague,

I am writing to resign my appointment from the Iowa City Public Library Board of Trustees, due to some big life changes. I have also informed board chair Robin Paetzold and ICPL Director Anne Magnano.

Thanks for all you and the Council do to support the ICPL -- it is an incredible asset to our community!

all the best,
Kalmia Strong