



# City of Muscatine



## AGENDA ITEM SUMMARY

DATE: August 5, 2021

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### STAFF

Jodi Royal-Goodwin, Community Development Director

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### SUBJECT

Resolution to enter into a contract with Martin Garner Architecture for architectural services related to the Downtown Revitalization Program

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### EXECUTIVE SUMMARY

Staff anticipates requesting approval to submit a grant application to the Iowa Economic Development Authority's Downtown Revitalization Program, which is funded with Community Development Block Grant funds. The grant requires the applicant procure architectural services prior to submittal. The attached resolution awards the contract for architectural services to Martin Gardner Architecture.

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### STAFF RECOMMENDATION

Staff recommends approval of the attached resolution to award the contract.

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### BACKGROUND/DISCUSSION

As part of the City's 2021 Strategic Plan Council prioritized activities that support the development of a vital community, including strategies to improve the downtown. Identified strategies include partnering with downtown businesses and the Greater Muscatine Chamber of Commerce and Industry to serve as a catalyst for a thriving downtown; focusing on placemaking in target areas including the downtown; and creating quality places to live, work and play.

The City has also allocated tax increment financing to a downtown façade program, which due to the pandemic was not implemented. The first allocation was in FY21, and as a result there is currently \$200,000 available.

The Iowa Economic Development Authority funds a grant program to support downtown revitalization, including façade improvements to address blighting conditions. This program is funded with Community Development Block Grant funds and requires applicants to procure architectural services prior to application to create an initial design and project cost estimate. This procurement must be competitive and using a request for proposal process.

Staff released a request for proposals with responses due no later than August 2. Three responses were received and Martin Gardner Architecture was determined to be the most qualified respondent. These services will be paid for from the Façade Program budget.

## **CITY FINANCIAL IMPACT**

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There will be no impact to the general fund. Contract expenses will be paid with tax increment allocated to the downtown façade program.

## **ATTACHMENTS**

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Resolution to Award Contract

**RESOLUTION NO. 2021-0265**

**AWARD CONTRACT FOR  
ARCHITECTURAL SERVICES**

**WHEREAS**, the City Council of the City of Muscatine, Iowa has prioritized the creation of vital communities and supporting downtown businesses; and

**WHEREAS**, tax increment financing has been allocated to support a downtown façade program to support these businesses and revitalization initiatives; and

**WHEREAS**, architectural services are required to implement such a program and apply for a Downtown Revitalization Program grant from the Iowa Economic Development Authority; and

**WHEREAS**, receipt of a Downtown Revitalization Program grant would leverage the TIF and maximize resources to address blighting conditions and renew the business corridor.

**NOW, THEREFORE**, be it resolved by the Council that Martin Gardner Architecture is awarded the contract for architectural services required to apply for and, if awarded, implement a Downtown Revitalization Program.

**PASSED, APPROVED, AND ADOPTED THIS 5<sup>th</sup> DAY OF August, 2021.**

CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA

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Diana Broderson, Mayor

ATTEST

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Carol Webb, City Administrator