

MEETING DATE: 10/4/21

ITEM: 10 D

AGENDA ITEM SUMMARY

Subject: Façade application for 213 N. Main

Recommendation: Consider Res. 122-21 approving Façade Funding

Background Summary:

Mark Wicks has submitted an application from Joanna Thompson for a Façade grant for the property located at 213 N. Main Street and that is attached. They are asking for the maximum amount of \$10,000 for work being done on the upstairs apartments of this building.

This application has been reviewed by the design committee and they are recommending approval.

CITY OF CHARLES CITY

RESOLUTION NO. 122-21

*RESOLUTION APPROVING FUNDING FOR A PROJECT AT 213 N. MAIN
SUBMITTED TO THE CITY OF CHARLES CITY FAÇADE PROGRAM*

WHEREAS, the City Council of the City of Charles City, Iowa has included funding for a local Façade program in the current fiscal year budget, and

WHEREAS, the Charles City Community Revitalization Design Committee has reviewed applications for this program, and

WHEREAS, they are recommending approval of \$10,000 funding for the building located at 213 N. Main for a Façade project,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charles City, Iowa, meeting in regular session on this 4th day of October, 2021, that Façade program funding of \$10,000 is approved for property located at 213 N. Main.

COUNCIL MEMBER moved the adoption of the foregoing Resolution;

COUNCIL MEMBER seconded the motion to adopt, and on roll call the voting was as follows:

AYES:

NAYS:

Passed and approved this 4th day of October, 2021.

Dean Andrews, Mayor

Attest:

Trudy O'Donnell, City Clerk



FACADE IMPROVEMENT GRANT APPLICATION



Date of application: 9/15/2021

Applicant's name: Joanna Thompson

Mailing address: 500 Clinton Street, Charles City, IA 50616

Email address: covetpropertiesllc@gmail.com

Telephone: 253-363-6194

Project address: 213 N Main Street, Charles City, IA 50616

Does the applicant own the building? Yes

If no, who does own the building? _____

Owner's address _____ Phone No. _____

Describe proposed project specifically: (attach additional sheets if necessary)

A new vent/stack will be added at the east end of the building to complete plumbing of new bathroom in apartment 1. This needs to be added before the fire barrier is installed as to not penetrate the barrier afterwards. A fire barrier will be installed between the commercial and residential space as per code. This needs to be done before a certificate of occupancy can be obtained for use of the apartments.

Proposed starting date: October 5, 2021

Proposed completion date: October 20, 2021

Amount requested: \$10,000

Estimated cost of project: \$31,350

Provide a brief outline of project costs: (attach additional sheets if necessary)

Rough plumbing for apartment 1 including vent/stack with estimated cost by Mills Inc. of \$3000. Sister floor joist and frame in plumbing to complete the fire barrier. Drywall two layers with hat channel and HILTI fire stop sealant. \$28,350. See attached estimates for further details.

List current assessed valuation of project property \$71,880

Please list the source and amount of all other funds to be supplied by the applicant or other public or private sources: (attach additional sheets if necessary)

Source

Amount

Main Street Revolving Fund Loan \$10,000
Funds supplied by the applicant \$11,350

If the project property has been vacant, state how long? **over 9 years**

Is the project property properly zoned for the business? **Yes**

If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application.

Number of years the applicant has been in business: **Less than one year**

Names and addresses of contractors and/or architect used for the proposed project.

Mills Inc.
1906 Gilbert Street
Charles City, IA 50616

Matt Freund Construction, LLC
2272 120th Street
Floyd, Iowa 50435

Number of new jobs (if any) the proposed project will create: **0**

Number of existing jobs proposed project will preserve: **0**


Applicant should be aware that additional financial data may be required if requested by the Facade Improvement Review Committee. Applicant should also be aware that no application will be considered if expenditures are incurred prior to approval of the application.

It is understood that the Applicant will have 12 months from the grant approval date to complete the project as proposed.

Applicant will be required to provide copies of project invoices upon completion of the project to verify costs prior to receiving the final 65% grant payment. If the project cost comes in significantly lower than the application stated then an adjustment may be made to the final grant payment amount.

It is understood that the Applicant will actively support and/or participate in the programs and activities of Main Street Charles City.

The undersigned applicant affirms that the information submitted herein is true and accurate to the best to my (our) knowledge. I (we) have read and understand the conditions of the Main Street Charles City Facade Improvement Program and agree to abide by its conditions and guidelines.


Signature of Applicant

Date

15 Sep 2021



MILLS – INC.

1906 Gilbert St.
Charles City, IA 50616
E-Mail: kelvin@mills-inc.com

Telephone (641)228-2545
Fax (641) 228-1005
www.mills-inc.com

9/7/21

Attn: Joanna Thompson

Re: Estimate to provide drains and water lines for a new bathroom at 213 N. Main St.

We propose:

1. Install drain pipes under the apartment floor for a toilet, sink and tub/shower to be accessed at a future date through holes in the apartment floor.
2. Install water lines under the apartment floor for a toilet, sink and tub/shower to be accessed at a future date through holes in the apartment floor.
3. Connect the lines to the existing building plumbing
Estimated expense \$3000.00

Thank you,

Kelvin Keifer

Credit card payments on account balances exceeding \$200.00 will be charged an additional 2%.



Joana Thompson
213 N Main St
Charles City, Iowa 50435

Matt Freund Construction, LLC

2272 120th Street
Floyd, Iowa 50435

Phone: (641) 832-8142

Email: freundmatt@gmail.com

Estimate # 000218
Date 09/08/2021

Description	Total
Framing updates	\$1,500.00
Sister necessary ceiling joists, frame chase for plumbing	
Ceiling drywall	\$9,950.00
Drywall and channel per detail from Paul. Fire taped not smooth finish	
Wall drywall	\$15,950.00
Drywall taped and smooth muddled	
HILTI fire stop sealant installed	\$950.00
Per Paul's spec for sealing drywall to masonry wall	
Subtotal	\$28,350.00
Total	\$28,350.00