

COUNCIL ACTION FORM

SUBJECT: DOWNTOWN FAÇADE GRANTS – 2012/13 SECOND ROUND

BACKGROUND:

In March 2012, the City Council awarded six Downtown Façade Improvement grants from the program budget for the current fiscal year. The project at 300 Main Street (StyleEyes) did not proceed. Another project awarded from the prior year's budget, the American Legion at 223 Main, also did not proceed. Therefore, \$23,000 remains in the program fund.

Although a formal invitation has not been extended for new grant applications, two property owners who are ready to proceed with improvements this spring have applied for façade grants. **This report considers those two applications for the unused Downtown Façade Improvement grant funds.**

The following two grant applications have been received at this time:

<u>Address</u>	<u>Business or Building Name</u>	<u>Amount Requested</u>	<u>Total Project</u>
313 5 th	Marss Wealth Management (former McFarland Clinic & Ames Tribune)	\$ 9,120	\$ 18,240
215 Main	Emerhoff's Women's Shoes Architect fees	\$15,000 \$ 1,000	\$ 34,000 \$ 2,000
		\$25,120	\$ 54,240

At 313 5th Street, the original metal canopy will be recreated. (See attached historic image). This type of canopy is consistent with the Downtown Design Guidelines. As compared to a fabric canopy, this type of canopy is permanent and therefore qualifies by itself under the Council's criteria for making permanent improvements that meet the design guidelines. This is the first canopy of this type that has been restored under this program. The owner has made other improvements to restore the building façade.

At 215 Main Street, the improvements are similar in scope to the improvements already completed at 217-219 Main under this program, except that the second-story windows are not being replaced. This project will remove the metal canopy and the metal covering over the transom area. A wood panel and trim system will be added in the transom area and a fabric awning with the business sign will be installed. These improvements will match the improvements to the west. (See attached drawing)

The City Council previously approved a grant for the building to the west that has the same owner. Therefore, Council should consider its policy that a second grant for the same building would only be approved during the second grant round of a given fiscal year. Council's intent was to only consider such applications after other qualifying projects are funded for buildings that have not previously received a grant. This is now the second grant round for the current fiscal year. **Therefore, if the Council determines that this grant application is the second grant for the same building, it could award the grant for 215 Main for \$13,880, which is the amount remaining after the grant of \$9,120 for 313 5th Street is approved.**

As another approach to this situation, the west half of the building for which the grant was previously awarded is divided as a separate space and has been leased to other businesses for many years. It could thus be concluded that one owner qualifies for two grants, as was the case for the former Antique Ames building at 203-205 Main, which received two façade grants for what are now two separate spaces (B.Belle's and ISU Design). **If the Council followed this approach, it could award the remaining \$23,000 to both projects *in proportion to the funds requested*. That would lead to a \$8,350 grant for 313 5th Street and a \$14,650 grant for 215 Main Street.**

With regards to the coming year's program, staff will be carrying out an application and evaluation process over the next two months. The proposed 2013/14 Downtown Façade Improvement projects will be brought to the Council in June.

ALTERNATIVES:

The \$25,120 total of both grant applications is more than the total funding available in the current fiscal year. There are several alternatives for addressing this issue:

1. The City Council can approve a Downtown Façade Improvement grant of \$9,120 to 313 5th Street and a Downtown Façade Improvement grant of \$13,880 to 215 Main.

Council would approve this alternative if it considers the grant for 215 Main to be the second grant for one building.

2. The City Council can approve a Downtown Façade Improvement grant of \$8,350 to 313 5th Street and a Downtown Façade Improvement grant of \$14,650 to 215 Main.

Council would approve this alternative if it considers the grant for 215 Main to be a separate grant for a separate building due to the separate use of 219 Main.

3. The City Council can refer this request to staff or the applicants for additional information.

MANAGER'S RECOMMENDED ACTION:

City staff has determined that both proposed Downtown Façade Improvement projects are consistent with the Downtown Design Guidelines and meet the criteria for the grant program. Council will need determine if the grants for 215 and 217/219 Main are for separate projects to separate buildings or are two grants to the same building. This will determine how Council awards the funds remaining for this fiscal year.

313 5th Street

memo



To: Jeff Benson, AICP, ASLA
From: Craig and Beth Marris
CC: Ames City Council Members
Date: 2/1/2013
Re: Downtown Façade Grant—313 Fifth Street Building (McFarland Clinic, Ames Tribune Corp. Offices)

Comments: The proposed project will be to restore the original façade that was in place while McFarland Clinic owned and occupied the building. I have attached a picture that shows what we will attempt to do. The picture shows the building with a lady walking in front of the building after the second story addition was completed.

I have attached other pages from a booklet that was published highlighting the 65th Anniversary of McFarland Clinic.

The time line for this project is to be completed as soon as weather and scheduling allows. The primary focus for construction is on the apartments. We just moved in to our new offices this week.

The proposed budget is attached.

Beth and I are very excited about this project. 19 years ago we remodeled 208 Main Street and restored that building front back to early period look that I think was a nice addition. We expect this project to be a nice redevelopment of a great building as well.

Thank you for created this grant program.

Best Regard,

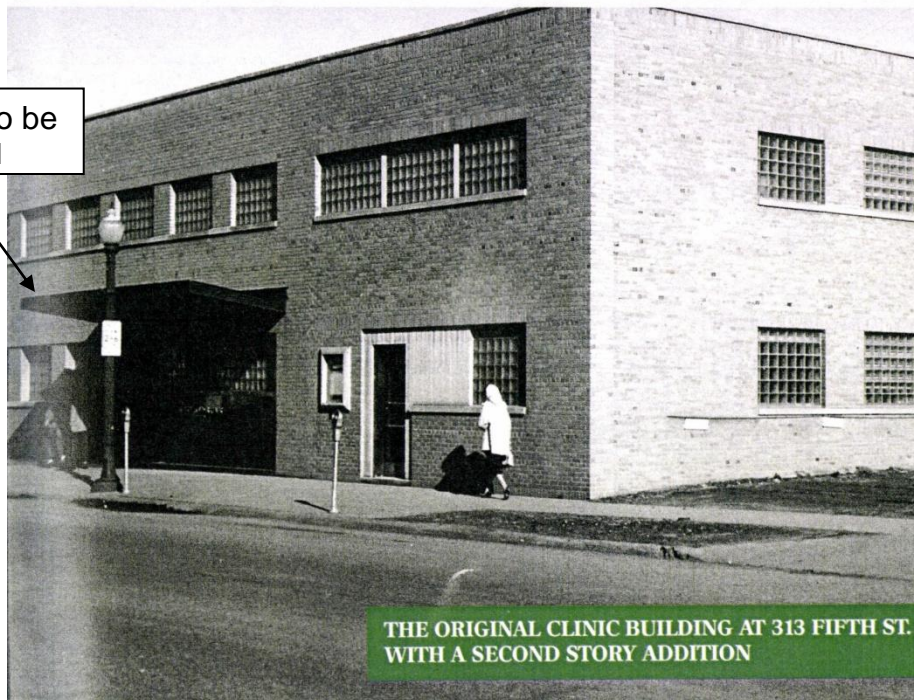
Craig and Beth Marris

313 5th Street



Building before improvements

Canopy to be recreated



Historic image and proposed building improvement

313 5th Street

Craig

The only written bid I have was from Sargent Metal the other ones were per a phone conversations with the other subs.

So what I have is as follows

Build the canopy from Sargent Metal Fabrication \$5,236.38

Engineer the canopy and see if we can install without angle brackets. \$2,500.00

Install the canopy \$2,500.00

Labor and material to cover the bottom of the canopy and prep work to attach to existing steel in the wall \$3,200.00

Labor and material to wire lights on the underside \$1,600.00

Labor to paint the canopy \$500.00

Labor to work on the drain line that is existing to make sure it works \$300.00

Labor to coordinate the work and misc labor \$2,200.00

For a total of \$18,236.38

Let me know if you need more info

Thanks Steve

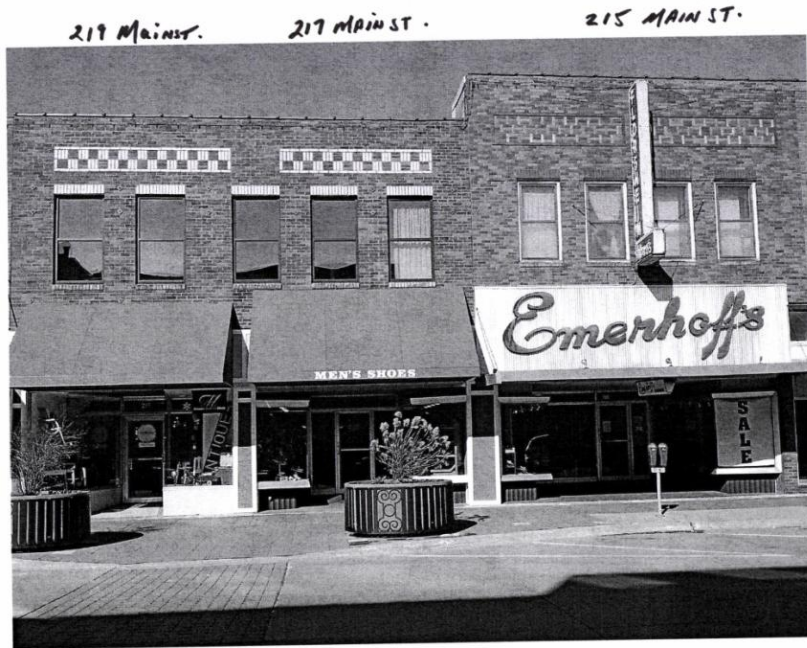


1408 Top-O-Hollow Rd.

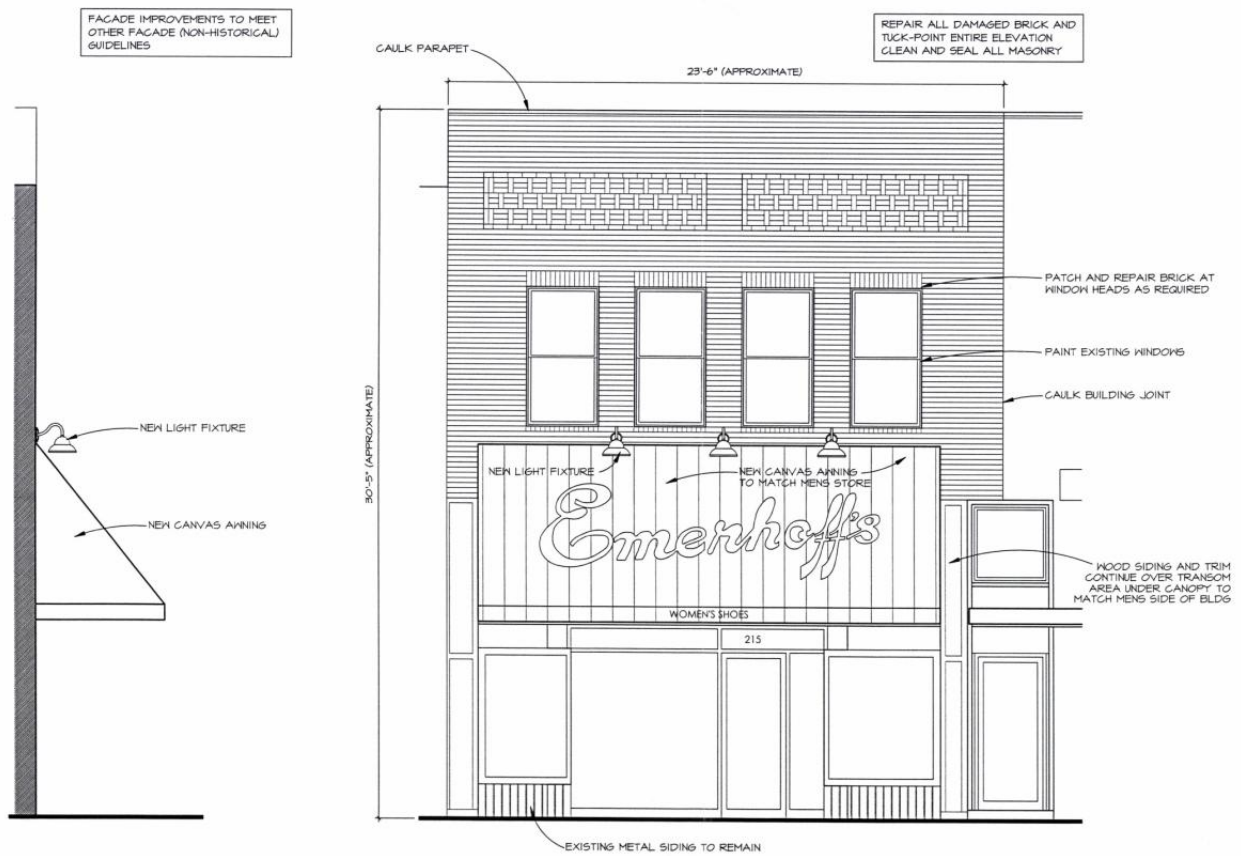
Ames, IA 50010

Phone: (515) 231-2472

215 Main



Building before improvements



Proposed building improvements

215 Main



HAROLD PIKE CONSTRUCTION COMPANY

120 N. SHERMAN AVE. P.O. BOX 429 AMES, IOWA 50010 • PHONE: 515-232-3133 • FAX: 515-232-7818 • WWW.HPIKECONST.COM

January 18, 2013

Emerhoff's Footwear
215 Main Street
Ames, Iowa 50010
Phone: 515-232-3473

Attn: Mark Peterson

Re: Downtown Façade Grant Application

Dear Mark:

Per your discussions with Bryan Manfull and per RMH architectural drawings, HPC proposes to remove old aluminum canopy, remove old signage, repair, clean and seal brick work, install wood trims at transom area, paint existing windows and install new awning with signage for the following estimate:

Architect Fees	\$	2,000
Temp. Protection	\$	4,000
Remove Canopy, Signage, & Rock Panels	\$	5,000
Rebuild Masonry	\$	12,000
Wood Trims @ Transom Area	\$	5,000
New Awnings & Signage	\$	8,000
Total	\$	36,000

Please see attached drawing from RMH Architects.

HPC proposes to start March 15, 2013 and be completed by August 15, 2013.

We would like to thank you for the opportunity to work with you on this project and assist you in revitalizing the Ames Main Street District.

Sincerely,


Harold Pike
HP/bm

Encl.