



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, JUNE 1, 2020 AT 6:15 P.M.
VIA ZOOM**

Join Zoom Meeting

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TENTATIVE AGENDA

ROLL CALL: Bly (Chair), Davis, Gaard.

PERFECTING AND APPROVAL OF AGENDA

COMMITTEE BUSINESS:

1. Consider resolution to approve the city of Grinnell IEDA Downtown Revitalization application for façade improvements (See Resolution No. 2020-97).
2. Consider resolution of necessity to declare an urban renewal area in the city of Grinnell (See Resolution No. 2020-98).
3. Discuss City of Grinnell Community Development Needs Assessment.

INQUIRIES:

ADJOURNMENT:

RESOLUTION NO. 2020-97

**A RESOLUTION TO APPROVE THE CITY OF GRINNELL IEDA DOWNTOWN
REVITALIZATION APPLICATION FOR FAÇADE IMPROVEMENTS**

Whereas the City of Grinnell desires to improve the downtown area, and

Whereas the City of Grinnell has 7 property owners and 9 buildings that desire to participate in an IEDA Downtown Revitalization project.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF GRINNELL, IOWA:

Section 1: The City of Grinnell IEDA Downtown Revitalization Application in the amount of \$1,125,000 is hereby approved. The funding for the project includes \$500,000 from CDBG with local match as follows: property owners' contribution of 20 percent of scope of work costs in the amount of \$189,400 and City of Grinnell matching dollars of \$435,600.

Section 2: The addresses for the project are included within the following legally described area and designated as a blighted area:

Beginning at the northeast corner of GRINNELL LOT D BLOCK 6, locally known as 813 5th Avenue, then south 616 feet to the southeast corner of GRINNELL LOT 1 OF 1 BLOCK 7, locally known as 813 4th Avenue, then west 240 feet to the northeast corner of GRINNELL E 50.50' LOT A IN 7 BLOCK 3, locally known as 835 Main Street, then south 104 feet to the southeast corner of GRINNELL N 30' EX W 66' LOT 8 & ALL LOT B LOT 7 BLOCK 3, locally known as 831 Main Street, then west 165 feet to the western edge of GRINNELL W 66' LOT 7 & LOT 8 EX N 30' E 99' & LOT 1 OF 9 EX PARCEL A BLOCK 3, locally known as 825 Main Street, then north 387 feet to the northwest corner of GRINNELL N 30 2/3' S 50' LOT 10 BLOCK 4, locally known as 917 Main Street, then east 240 feet to the northwestern corner of GRINNELL N 23' LOT 2 & S 72 1/2' LOT 3 BLOCK 7, locally known as 914 Main Street, then north 253 feet to the northwest corner of GRINNELL N 25' W 85' LOT 6 BLOCK 7, locally known as 934 Main Street, then east to the southwest corner of GRINNELL LOT D BLOCK 6, locally known as 813 5th Avenue, then north to the northwest corner of the same parcel, then east to the point of beginning.

Approved this 1st day of June, 2020.

Dan Agnew, Mayor

Attest:

Annamarie Wingerter, City Clerk

RESOLUTION NO. 2020-98

**A RESOLUTION OF NECESSITY TO DECLARE AN URBAN
RENEWAL AREA IN THE CITY OF GRINNELL**

Whereas the City of Grinnell plans to further improve commercial facades in the downtown central business district, and

Whereas the CDBG program requires that the City adopt a resolution of necessity under Chapter 403 of the Code of Iowa that the area for the project meets the following findings - that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

Whereas the map and area legally described in Attachment A meets the Urban Renewal Law requirements under Chapter 403 of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRINNELL, IOWA:

Section 1. The area described in Attachment A meets the following standards – it is blighted and it is necessary in the interest of public health, safety, or welfare of the residents of Grinnell to conduct this project to improve blighted commercial facades. The city finds it is necessary to establish this urban renewal area for this improvement project.

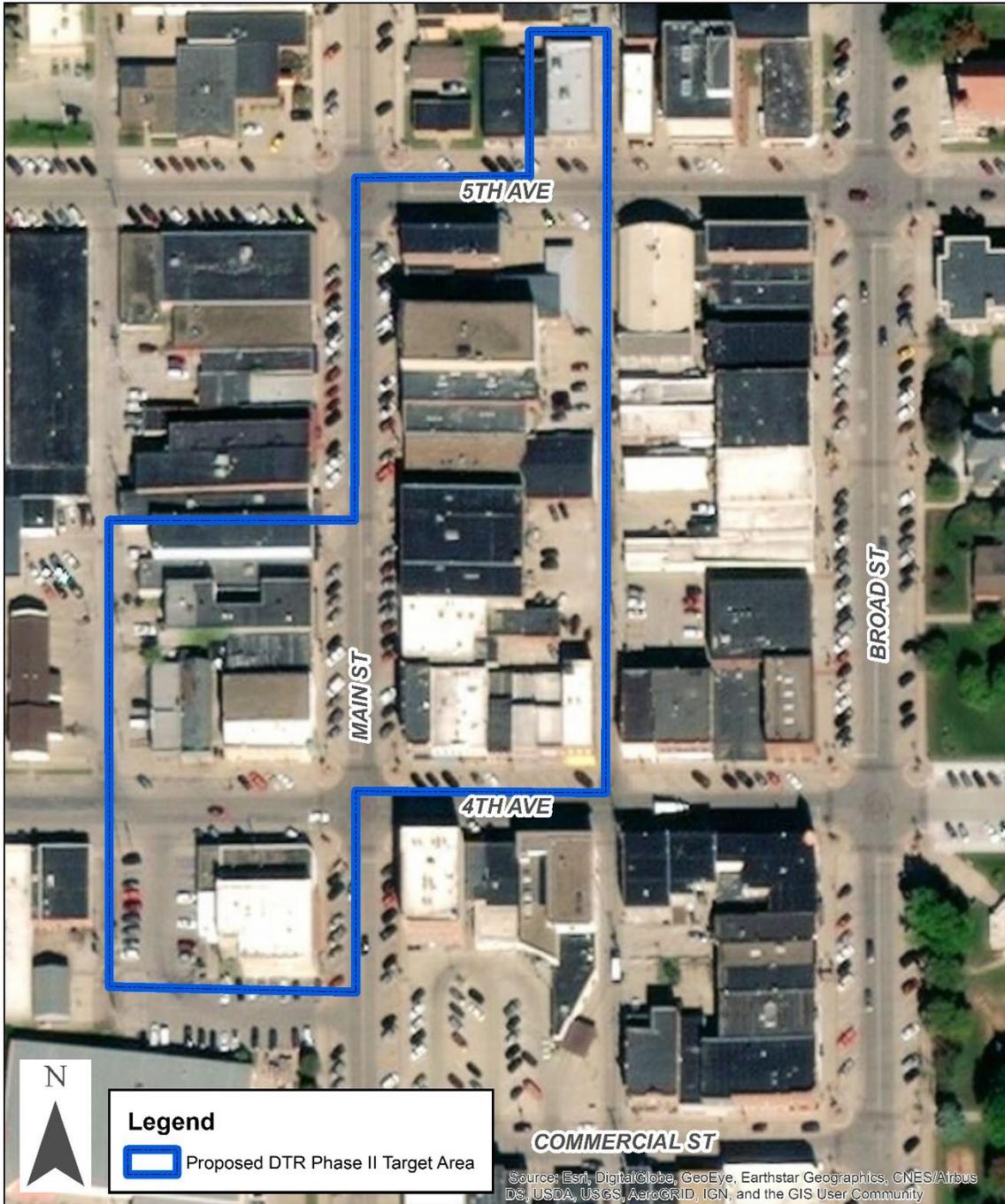
Approved this 1st day of June, 2020.

Dan Agnew, Mayor

Attest:

Annamarie Wingerter, City Clerk

ATTACHMENT A – URBAN RENEWAL AREA IN THE CITY OF GRINNELL



City of Grinnell Community Development Needs Assessment

The City of Grinnell is applying for a 2020 Downtown Revitalization Phase II Facade Improvement Grant. The project target area has been identified by the city to contain a blighted economic area in accordance with Iowa Code Chapter 403. Below are community development needs for Grinnell as well as potential or planned activities to address those needs. The project in consideration for this DTR grant is included below, as well as other development needs.

Grinnell Community Development and Housing Needs of LMI Persons

Housing

- **More rental housing needed:** The 2017 Housing Study as well as the 2019 Cultural Connection Plan update found that even though more housing options are coming online in Grinnell, still more housing is needed for the student population as well as workforce.
- **Improve existing housing:** Continue improvement of housing stock.
- **Mobile home community:** There are 115 housing units at a mobile home community on the SE part of the city. The park is largely filled with varying levels of housing condition.

Infrastructure

- **I + I reduction:** Need to continue to reduce I + I into sewer system. One area of the system was lined in 2014 with great success in I + I reduction. An additional area is being investigated to determine the extent of the problem. I + I reduction is needed to keep sewer rates low and prevent the city from having to treat large amounts of water getting into through I + I with their new wastewater treatment plant.
- **Sidewalk study:** A sidewalk study is needed to determine where gaps and replacement is needed. The 2014 and 2019 Cultural Connections Plan identified sidewalk condition and overall walkability as issues for elderly and those with limited mobility.

Transportation

- **More transit service:** A 2020 study conducted for the Long Range Transportation Plan update indicated that more transit service is desired, including trips with less than 24-hour notice trips outside of normal business hours (evenings, weekends). Transit needs may also involve local employers. This need was also identified in the 2019 Cultural Connections plan. Community members have recently formed a working group to work on transit needs in the community.
- **Ambulance service (operating)** needs improved in the area. Current private providers.

Other Community Development and Housing Needs

Economic Development

- **Poor condition of commercial downtown buildings and facades:** Previous investments in the downtown have been successful as a springboard for development and investment, but areas remain in the historic commercial downtown where buildings need significant repairs and restoration of historic elements. Several buildings must set rent prices low in order to be an attractive option for business tenants. Low rent does not generate enough income to support expensive repairs.

- **Better internet needed:** Iowa Telecom and Mediacom do not provide fast enough or reliable services. Better services are needed to meet current residential demand as well of possible future commercial demand. This issue was cited by city staff and several area economic development specialists.
- **More services needed that cater to students:** Students and other members of the community were surveyed in a 2014 Cultural Connection Plan and a 2019 plan update. The planning effort found that respondents desired more entertainment options and more businesses that were open later in the evening and were friendlier to student schedules.

Housing

- **Upper story housing desired:** Respondents reported in the 2019 Cultural Connection Plan that they want to live downtown, experience walkable amenities, and soak up the positive and artistic student culture. The Beyer Building and several other prominent buildings are opportunities but will require significant renovation budgets.
- **Garden cottage, smaller square footage housing desired:** The 2017 Housing Study identified that demand exists for cottage style housing, perfect for empty nesters, retirees looking to downsize, smaller families or first-time home buyers.

Infrastructure

- **Grinnell Area Recreation Trail and on-road cycling infrastructure:** Future extensions of Grinnell Area Recreation Trail are needed. These extension are desired along the south part of Highway 146. Resident also commented in a recent survey (2020 Long Range Transpiration Plan update) that they wanted more bike lanes and wider shoulders in town to accommodate on-road cycling.

Planned or Potential Activities to Address Housing and Community Needs

- 2020 DTR Façade Grant application that addresses 9 downtown properties.
- Working with Mahaska Telecommunications group to install fiber optics and start a better broadband service in Grinnell.
- Currently investigating water collection system through televising and cleaning to determine issue areas for I/I. Developing a future IEDA sewer lining project to address I/I into the sewer system.
- New rental housing and student housing being constructed in old McNally's grocery store location.
- Garden Cottages being developed now on the south side of town
- Community meeting to discuss transit needs.