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MEMO

ITEM #8

To: Mayor and City Council Members

From: Steven L. Schainker, City Manager

Date: February 6, 2019

Subject: Request for Letter of Support for State Main Street Challenge Grant

Drew Kamp, who serves as the Main Street Executive Director, recently sent to the City Clerk a copy of the attached letter from Kristin and Randy Pyle requesting a letter of support for their application for a State Main Street Challenge Grant. The Pyles are seeking a \$75,000 state grant to upgrade the infrastructure in their building at 400 Main Street and are prepared to pay for any required local match.

Drew has informed us that the Main Street Board of Directors is in support of this project and provided a letter of support to the Pyles earlier this month. In addition, he verified that the City will have no obligations should the grant be approved.

Since the letter of support from the Council is due by September 23, 2019 (before our next Council meeting), the normal referral process had to be bypassed if we hope to help this customer.

August 21, 2019

Dear Members of Ames Main Street Cultural District,

We, the owners of 400 Main Street in Ames, are requesting consideration for the opportunity to complete an application for the Main Street Challenge Grant.

The structure at 400 Main Street was built in 1911, and over the past century the basement, main floor and second floor have all been fully utilized by tenants and the public. Our primary objective is to restore this structure to a fully functional space useful to Main Street businesses and customers alike.

This Challenge Grant application will include the heavy lifting needed to restore this structure. The primary objective is to address all internal structural and infrastructure needs necessary to provide a blank slate for potential tenants in unused spaces and to update the needs for the current tenants.

The scope of the project includes a major plumbing overhaul to replace all aging cast iron in the building including the sewage main, provide adequate plumbing in the basement spaces, and furnish and update enough restrooms to be suitable. Another major component is the complete replacement of the basement floor to provide a solid foundation for current and new tenant usage. The third largest element addresses the utility systems, especially the HVAC strategy and the sprinkler systems. The project will also include finish work, necessary repairs, and electrical reconfiguration to make the spaces as useful as possible.

The projected amount to complete this proposal is the full grant amount of \$75,000 plus a complete match and additional funding by 400 Main LLC. This grant award would allow the project to be completed on a reasonable time frame, as opposed to multiple phases over the years, and would more quickly allow Main Street to see the benefits.

We would love this opportunity to help our existing tenants continue to serve as Main Street destinations and to provide an opportunity for a new one to flourish. We would be happy to answer any questions regarding our application, and thank you for the consideration.

Sincerely,

Kristin & Randy Pyle