

RESOLUTION NO. 030 (2026/2027)

**RESOLUTION PROVIDING ECONOMIC DEVELOPMENT SUPPORT
FOR SWEET DREAMS CHALLENGE GRANT**

WHEREAS, Main Street Nevada intends to apply to Main Street Iowa and the Iowa Economic Development Authority for a Challenge Grant to support the rehabilitation of the property located at 1136 6th Street in the City of Nevada, Iowa (the "Project"); and

WHEREAS, the Project will rehabilitate the first floor of the historic Belknap Block into new commercial space and restore the building, which is a contributing property in the Nevada Downtown Historic District; and

WHEREAS, the Main Street Iowa Challenge Grant program considers local government support for the applicant's project; and

WHEREAS, the City of Nevada, Iowa (the "City") wishes to support the Project and the grant application; and

NOW, THEREFORE, It Is Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The City supports the Main Street Iowa Challenge Grant application for the Project and, contingent upon award of the grant, commits an economic development contribution of \$20,000 in cash toward the Project as local match.

Section 2. The Mayor is authorized to sign any documentation reasonably requested to show the City's support for the Project and the corresponding grant application, consistent with this Resolution.

Section 3. All resolutions, parts of resolutions, or actions of the Council in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved the 24th day of August, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk



MEMORANDUM

TO: Mayor and City Council

FROM: Courtney Sisson, Executive Director, Main Street Nevada

DATE: August 24, 2026

RE: Request for a Resolution of Support and a \$20,000 contribution for the Belknap Block Main Street Challenge Grant

Main Street Nevada is applying for a Main Street Iowa Challenge Grant to rehabilitate the historic Belknap Block at 1136 6th Street, the corner building at the north gateway to downtown. We are asking the Council for two things: a resolution of support for the application, and a \$20,000 cash economic development contribution if the grant is awarded. The grant program looks for local government support, and these two actions provide it. That \$20,000 also helps unlock a \$100,000 state grant and a matching private investment by the property owner. The application is due August 27, so we are requesting action at the Council's regular meeting on August 24, 2026.

The project

The project rehabilitates the first floor of the Belknap Block into three new commercial suites while the existing Sweet Dreams store remains as an anchor. The work includes structural repairs, new mechanical and electrical systems, an accessible entrance, and a restored historic storefront on a building that has stood since 1901 and contributes to the Nevada Downtown Historic District. The property owner, Mari Moreland, is providing the required local match.

Why it matters

For a modest investment, the City helps add three new storefronts and new jobs downtown, restore a prominent gateway building, and continue the momentum already underway on 6th Street.

Requested action

We respectfully request that the Council, at its August 24, 2026 regular meeting:

1. Adopt a resolution of support for the Main Street Iowa Challenge Grant application for the Belknap Block; and
2. Approve a \$20,000 cash economic development contribution, contingent on the grant being awarded.

If awarded, the State announces recipients in November, and the contribution would be provided as the project moves forward. Thank you for your continued support of downtown Nevada. I am glad to answer questions before or at the meeting.

Sincerely,

Courtney Sisson

Executive Director, Main Street Nevada

DESIGN CONCEPT PROPOSAL

May 28th, 2026

Sweet Dreams Mattress Center, 1136 6th Street, Nevada, IA

Project #03826



Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.



Left: Existing façade showing mothballed upper floor windows and infilled openings on the side elevation. Right: 1961 photo showing original windows and storefront design as "Erickson Appliances, Television"

BACKGROUND

The Belknap Block is a circa 1901 two-story building which is contributing to the Nevada Downtown Historic District, listed in the National Register of Historic Places. The building features two storefronts with a shared center entry alcove. A side entrance provides access to the second-floor stairwell. A mattress store, *Sweet Dreams* currently occupies both commercial bays and there are two occupied apartments on the upper floor. The building/business is interested in consolidating the mattress store into the south bay and partitioning the north corner bay to create three additional leasable commercial spaces. She is also interested in exterior improvements including installing new upper floor windows, restoring window/door openings on the side elevation, and improving accessibility. This proposal provides recommendations for interior layout and façade improvements.

INTERIOR

- **Layout:** Currently, the mattress store utilizes both commercial bays (approx. 3,500sf) as a showroom. The rear portion of the building is semi-conditioned space and lightly used for storage. The owners plan to partition the north bay into three separate commercial bays would necessitate downsizing/consolidating into approximately half the current square footage. The north bay is in leasable condition and could be leased separately by simply enclosing the existing opening between bays and adding a door at the rear of the space for secondary egress and restroom access if required by code depending on occupancy type. The rear portion of the building is in much poorer condition and will require more extensive renovation to be leasable. There are three general layouts shown in the floor plans below. Both options provide similar leasable square footage.
 - a) **Option A:** Partitions the north bay into two commercial suites with a third in the unfinished space west of the stairwell. A hallway connects all the suites to the existing restroom and rear exit. This option

utilizes a shared restroom for all the commercial spaces and results in a slightly smaller suite for the mattress store and a larger rear commercial suite.

- b) **Option B:** Places the hallway within the unfinished space and adds a second ADA restroom which is accessible to all units, resulting in a slightly larger store for the mattress store and a smaller rear suite.
- c) **Option C:** Shows partitioning for two larger commercial spaces suitable for a restaurant, etc. that may benefit from the prime corner location and require more square footage. This option requires less initial build-out and reduces the size of the access ramp. Major interior work, particularly in the rear of the building could be completed as a tenant improvement or build-to-suit for the tenant.
- **ADA Restroom:** We recommend installing additional grab bars in the existing restroom so that it meets ADA guidelines. The partially finished restroom in the rear of the building is too small to meet ADA requirements, and enlarging the restroom would block the existing rear exit. If a second restroom is desired/needed, we recommend relocating the restroom as shown in the floor plans. Refer to the [ADA Design Guidelines](#) for compliance parameters and confer with your local building official. [ADA tax credits](#) are available through the IRS to help offset the cost of accessibility improvements.
- **ADA Accessibility:** The building owner would like to install a ramp and landing on the side of the building to make the new storefronts and upper floor entry ADA accessible and provide a clear landing area in front of the doors as recommended per building code. We recommend installing a raised landing between all three side doors with an ADA ramp on the east end to “catch” the sidewalk slope, and steps on the west end. We recommend a 4’ wide landing for access and maintaining a minimum 4’ clearance at sidewalk level. Refer to the [ADA Design Guidelines](#) for compliance parameters and confer with your local building official. [ADA tax credits](#) are available through the IRS to help offset the cost of accessibility improvements.
- **Staircase:** The Owner is interested in installing a stair lift to provide accessibility to the upper floor. The wide stairwell (6’) provides sufficient room for a lift to be installed. We also recommend installing a center handrail on the staircase so that no portion of the staircase is more than 30” from a handrail.
- **Tin Ceilings:** There is an acoustic drop ceiling installed in both commercial bays with historic tin ceilings above. There is no drop ceiling in the rear unfinished area, and the tin ceilings are missing along the rear 8’ and damaged elsewhere. Preliminary measurements indicate that the header of the infilled side windows is lower than the drop ceiling height and so the drop ceiling would not interfere with the new windows. Field verify measurements to confirm. However, exposing the tin ceilings would enhance the quality of the commercial spaces and increase ceiling heights. Consider removing the drop ceilings and restoring the tin above. The tin ceilings in the rear portion of the building will require repair/replacement and may need to be removed and reinstalled. NPS [Preservation Brief 49](#) provides good information on restoring metal ceilings. Exposed electrical conduit and HVAC ducting can be painted to blend with the ceiling and left exposed.
- **Mechanical, Electrical and Plumbing:** Mechanical and electrical systems will require updating and alteration to properly service the separate commercial suites. Upgrading the existing HVAC to a zoned system would allow individual climate control for each suite with a single system. Heating/Cooling costs can be rolled into rent rates for simplicity. Alternatively, each suite could have a separate system. Consult an HVAC contractor regarding heating/cooling options and system sizing. Consider installing separate meters for each unit.
- **Structural Framing:** The front portion of the building (east of the stairwell) is framed with joists spanning the width of each bay (N-S) with a masonry bearing wall in the center and secondary support beams centered in each bay. The joists in the rear portion of the building (west of the stairwell) run perpendicular (E-W) to the others and appear to be insufficiently supported at the east end, contributing to settling of the floor assembly. We recommend framing a bearing wall or adding support beams/columns at the east end of this section to ensure the load of the rear floor section is properly supported.
- **Rear Coal Chute:** There is a large coal chute behind the building which is reportedly the source of water infiltration into the basement. We recommend blocking in the opening in the rear foundation wall with formed concrete or CMU wall, backfilling, and grading so that water drains away from the building. Consult an engineer for details and plans for proper wall assembly for the scenario.
- **Basement Water Damage:** There is damage to basement wall surfaces due to past water infiltration, and the owner has taken steps to mitigate against further water infiltration. We recommend removing damaged wall

surfaces, especially along the lower 2-4' of walls that are likely trapping moisture and may be obscuring mold/mildew growth. This will help the basement to dry out and avoid further damage. Once cleaned out the basement provides ample space for storage, utilities, etc.

- **Upper Floor:** The upper floor presents redevelopment opportunity for additional residential units. This would help to increase the net operating income of the building, increasing its value and supporting its long-term maintenance. The building features ample windows, proving flexibility in unit arrangements. Based on the square footage, the building could likely accommodate 4-5 apartments. MSI staff are available to consult further on upper floor renovation and can provide schematic floor plans and discuss potential funding resources.

EXTERIOR

- **Ground Floor Windows and Doors:** We recommend replacing the side windows and doors with new commercial grade windows/doors that fill the entire masonry opening as shown. Windows and trim are shown in the white finish to reflect older reference photos. The original windows may have featured arched top sashes or an arched wood header above a rectangular sash. Either option would be appropriate given the window proportions. Historic photos of the side elevation were not available at the time of this proposal. We recommend further research to determine the original window design and inform the design of the new windows.
- **Upper Floor Windows:** We recommend installing new upper floor windows as shown in the renderings. Reference photos clearly show the windows on the front façade featured sash windows with a half-round transom above. The arched upper floor windows on the side elevation were likely of similar design. Windows or components of windows may be intact behind the plywood to inform final window design. Select high-quality non-vinyl windows, such as metal-clad wood, for appearance and durability. Windows are shown in white to reflect historic photos.
- **Masonry:** The masonry requires repointing in several places and the owner is already in conversations with a mason. Reopening the window/door openings on the ground floor will also require selective masonry work. Ensure new bricks and mortar match the existing as closely as possible. Have a qualified mason who is experienced with historic masonry complete the repairs, using appropriate mortar that is softer than the brick. For more guidance on masonry treatment, see Preservation Brief #2 [Repointing Mortar Joints in Historic Masonry Buildings](#), published by the National Park Service. The rear half of the side parapet wall has been removed. Consider rebuilding the parapet for a uniform wall.
- **Transom Sign Panel:** Consider installing a new smooth transom panel to better accommodate business signage. Multiple color options are shown in the renderings.
- **Storefront:** The existing storefront windows appear to be in sound condition and not in need of replacement. The overall design matches a 1961 reference photo.
- **Awning:** If desired, install a fixed or retractable canvas awning to shade the storefront. Awnings can be a great way to introduce color and business branding that complement the building's colors/materials.
- **Add Business Signage:** Business signage for the mattress store will need to be updated and moved to be centered above the south bay so that business signage can be installed for the tenant of the north bay. We recommend evaluating business branding/identity across all platforms to ensure branding is cohesive and reflects business identity including any changes to reflect business changes related to downsizing. Update branding as needed and incorporate it into new signage. The existing storefront transom sign panel is ideal for flush-mounted signage which provides good visibility from a distance. A projecting sign can be added for pedestrian-scale visibility from along 6th Street. Projecting signs for the side storefronts will provide the best visibility and help to draw customer traffic down the side street from 6th Street. Mount signage a minimum 9' above the sidewalk height and anchor into the mortar, NOT the bricks. Vinyl window graphics are good for pedestrian oriented signage to display business offerings, hours and information. Place business hours on or near the entry door. White graphics provide the best visibility.

Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Sarah Lembke (515.348.6181 or sarah.lembke@iowaeda.com) or Keegan Hall (515. 348.6186 or keegan.hall@iowaeda.com) with any questions, requests for technical information or project updates.



CONCEPT RENDERING showing updated storefront with black transom signage panel to reflect midcentury design. Windows/doors on the ground floor and upper floor windows are restored based on reference images. A new ADA ramp and landing provides accessibility to the side entry doors. Projecting signs identify the side business entrances. Masonry is shown repointed and the upper parapet rebuilt.



CONCEPT RENDERING showing updated storefront with white transom signage panel and updated business signage.



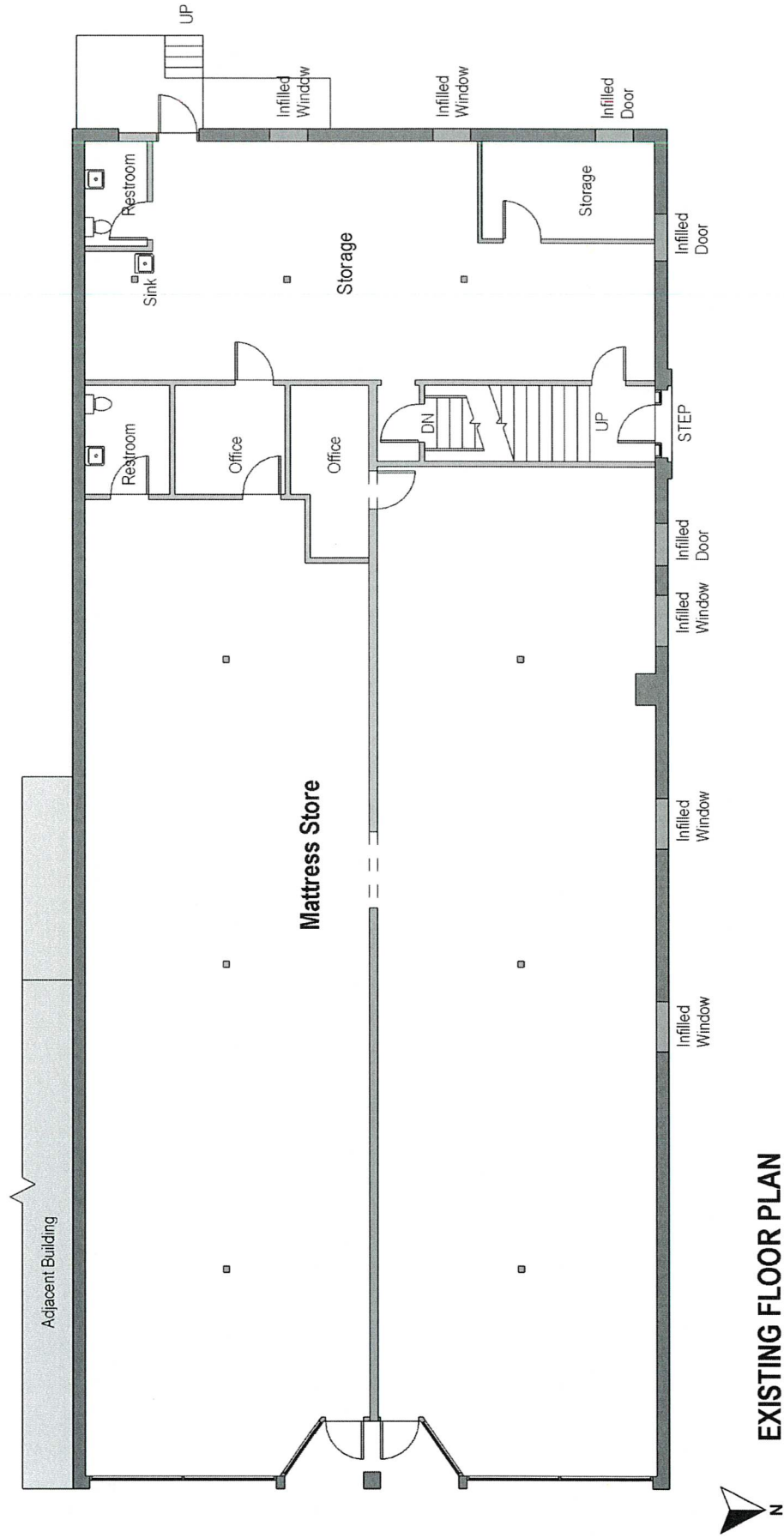
CONCEPT RENDERING showing updated storefront with black transom signage panel and canvas awning shown in *Sunbrella Baycrest Pacific 4993* to reflect business branding.



CONCEPT RENDERING showing updated storefront with white transom signage panel and canvas awning shown in *Sunbrella Baycrest Pacific 4993* to reflect business branding.



CONCEPT RENDERING showing updated storefront with black transom signage panel and canvas awning shown in *Sunbrella Classic Fern 4955* to complement the building color tones.

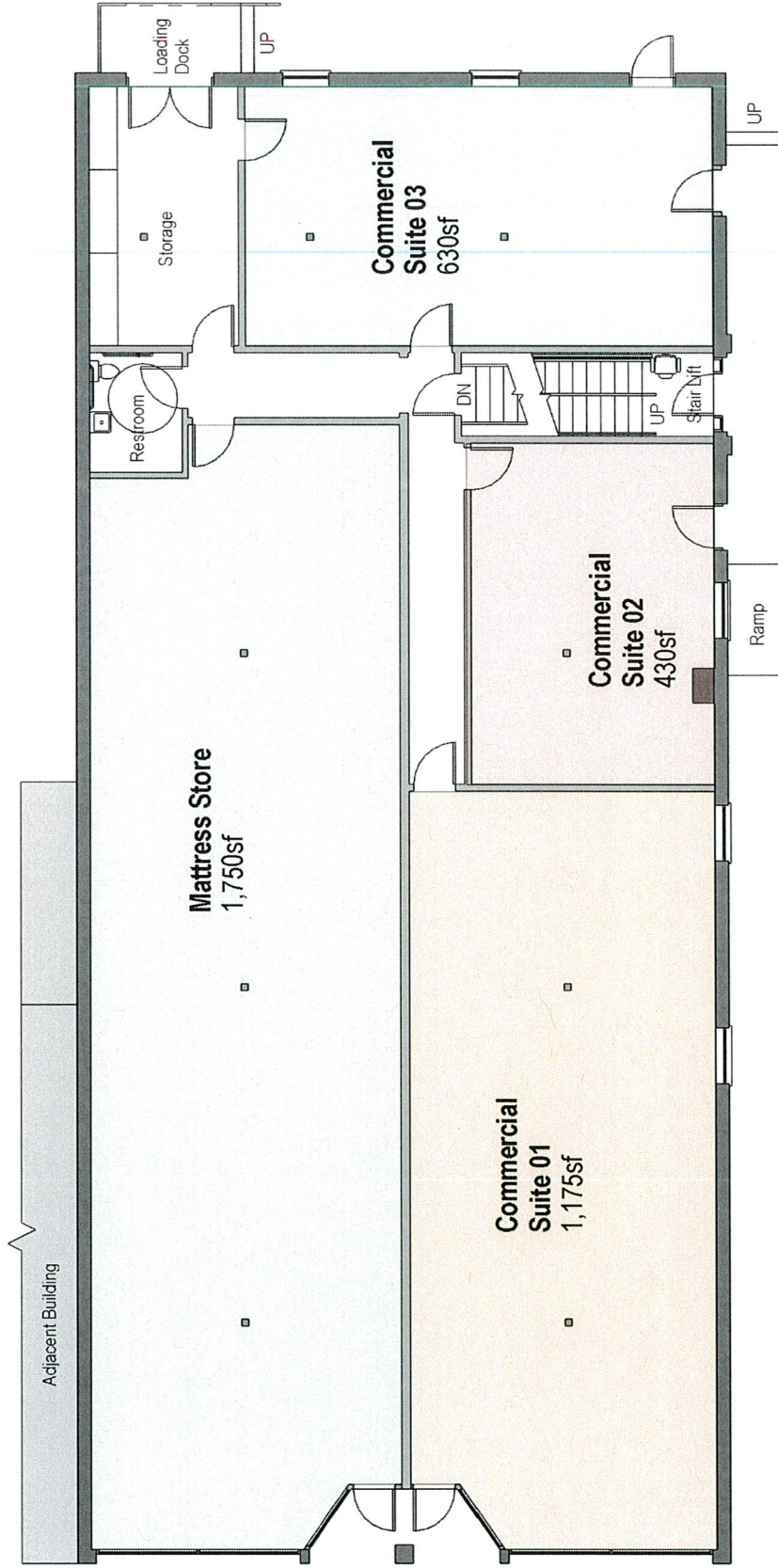


DESIGN CONCEPT

Project #03826

1136 6th Street, Nevada, IA

May 28, 2026



PROPOSED FLOOR PLAN
Option A

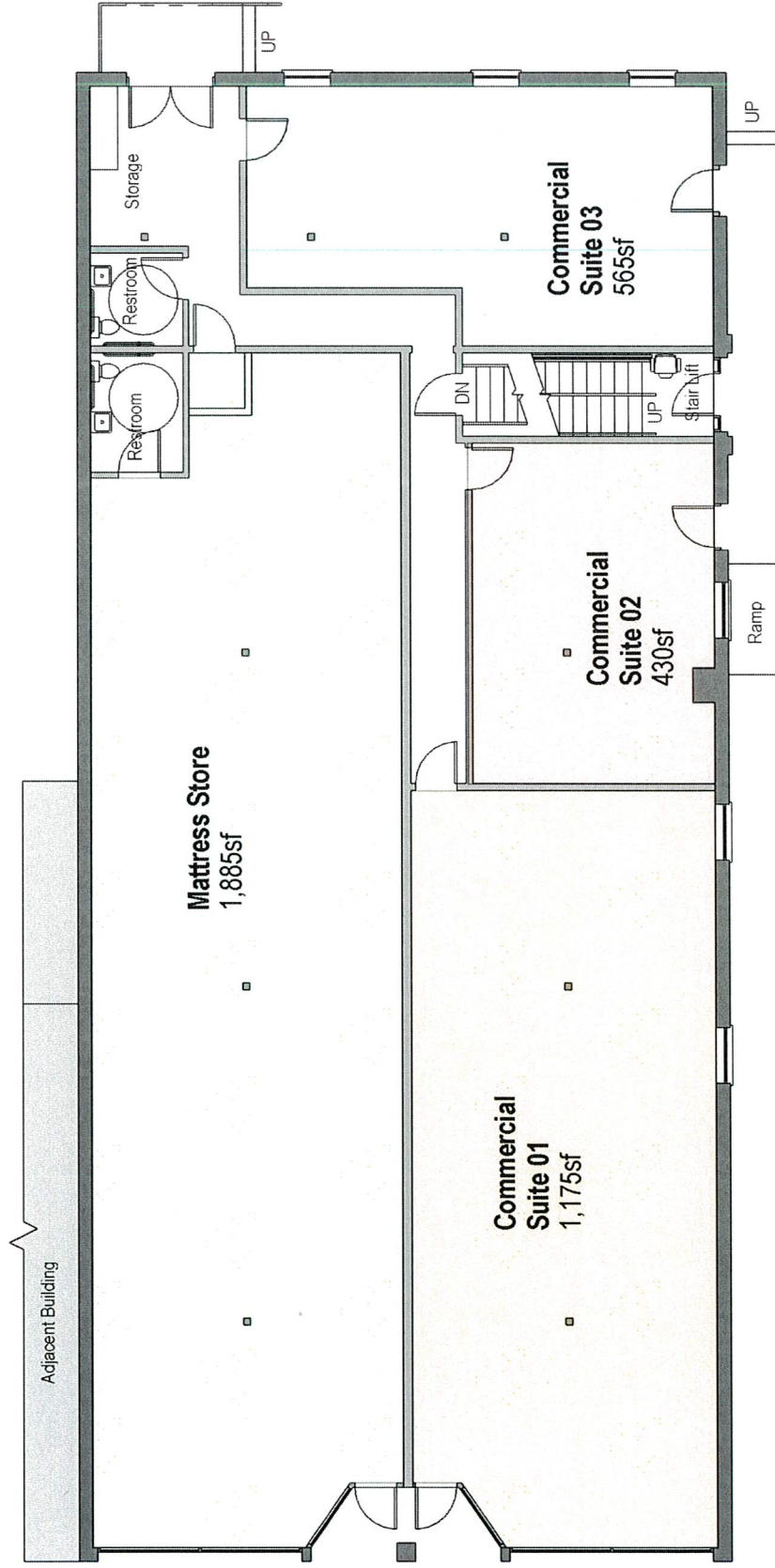


DESIGN CONCEPT

Project #03826

1136 6th Street, Nevada, IA

May 28, 2026



PROPOSED FLOOR PLAN
Option B

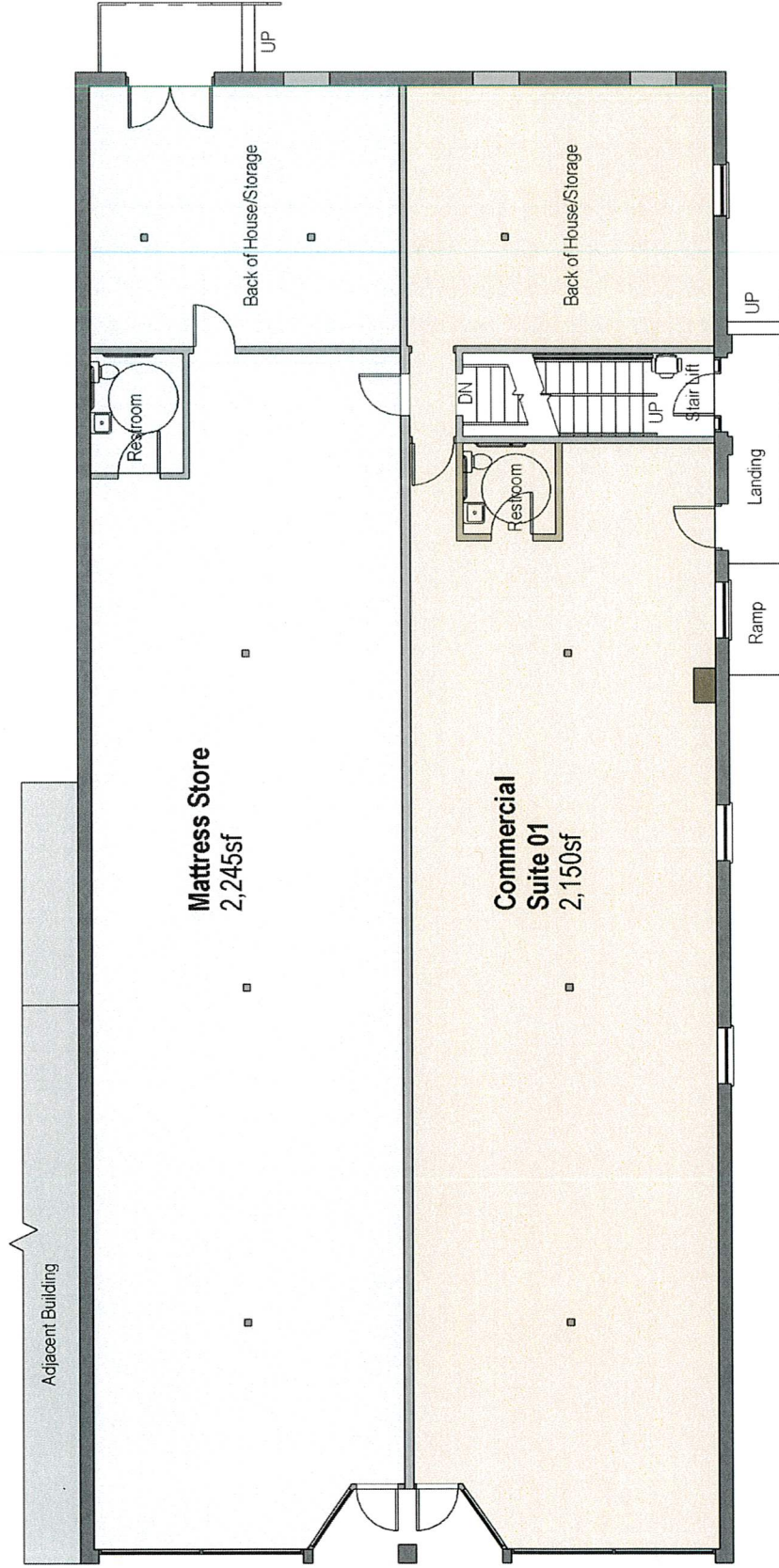


DESIGN CONCEPT

Project #03826

1136 6th Street, Nevada, IA

May 28, 2026



PROPOSED FLOOR PLAN

Option C



DESIGN CONCEPT

Project #03826

1136 6th Street, Nevada, IA

May 28, 2026