

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**00-022**

**SYNOPSIS -**

**AGENDA:**  
  
JANUARY 24, 2000

On the January 24, 2000, agenda is a roll call to approve a 28E Agreement between the City of Des Moines and Polk County for the redevelopment of the intersection of Martin Luther King, Jr. Parkway and Forest Avenue.

**SUBJECT:**

28E AGREEMENT  
WITH POLK  
COUNTY FOR  
REDEVELOPMENT  
OF MARTIN  
LUTHER KING, JR.  
PARKWAY AND  
FOREST AVENUE  
INTERSECTION

**FISCAL IMPACT -**

Approval of the 28E Agreement will authorize the use of \$250,000 of Community Development Block Grant (CDBG) funding for the redevelopment of the intersection of Martin Luther King, Jr. Parkway and Forest Avenue as part of the Neighborhood Redevelopment Program Project.

**RECOMMENDATION -**

**Approval.**

**TYPE:**

**RESOLUTION**  
**ORDINANCE**  
**RECEIVE/FILE**

**BACKGROUND -**

At their June 21, 1999, Council meeting, by Roll Call No. 99-1998, Council approved the Neighborhood Redevelopment Program Project in the amount of \$1,155,000 of CDBG funding for the period of June 1, 1999 to December 31, 2000. The funding, distributed between several redevelopment activities, included \$415,500 for the redevelopment of the intersection of Martin Luther King, Jr. Parkway and Forest Avenue. In its efforts to implement redevelopment projects, the City supports Polk County's plan to construct a Senior Citizen Center on the southwest corner of Martin Luther King, Jr. Parkway and Forest Avenue.

**SUBMITTED BY:**

JIM GRANT,  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

In partnering with Polk County on the construction of the Senior Citizen Center, the City agreed to commit CDBG

funding to the project. During the deliberations between the City and County it was determined that the City would not be able to meet Polk County's proposed acquisition schedule and comply with the Federal Uniform Relocation Act regulations. Polk County believed it would be more cost-effective and the acquisition schedule could be met if the County did the acquisition and demolition. It was agreed that the City's role would be to provide the necessary public improvements, including the parking lot.

In the process of preparing the 28E Agreement between the City and Polk County, the City was advised by HUD that the City could not use CDBG funds for the construction of the parking lot because the project did not comply with the Uniform Relocation Act.

To resolve this problem, the City will fund the needed infrastructure improvements for the Senior Center on the public right of way at a cost of approximately \$100,000.

Improvements will include street, sewers, sidewalks, alleys, and landscaping which will not trigger the Uniform Relocation Act requirements.

The City will acquire the Drake Liquor Store and adjacent vacant ground. The City has \$150,000 remaining to support renovation of the building located at 2001 Forest Avenue by Citizens for Community Involvement (CCI). This would replace County funding committed to this project and allow the City to participate in redevelopment efforts and comply with federal CDBG regulations.

The attached 28E Agreement with Polk County outlines this action. Upon approval of the agreement, the City will facilitate an appropriate amendment to the Neighborhood Redevelopment Program Project's work program and enter into a contractual agreement with CCI, identifying how CDBG funds will be used for renovation of the structure at 2001 Forest Avenue.

The City initiated this strategy to contribute funding to the renovation of CCI at 2001 Forest Avenue as a way to ensure redevelopment of the Forest Avenue Corridor. It is important to note that this contribution to the renovation of the facility is completely separate from the CDBG funding of the operations budget of the local CCI organization and will not negatively impact future operational support of CCI.

The proposed 28E Agreement was presented on November 9, 1999, at a public meeting. The Drake, Drake Park, Carpenter, and King-Irving neighborhood associations were invited to attend.

At their meeting on November 17, 1999, the City's Neighborhood Revitalization Board (NRB) recommended approval of the proposed 28E Agreement between the City and Polk County.

