



# Council Communication

Office of the City Manager

Date

June 18, 2007

Agenda Item No. 35

Roll Call No. 07-

Communication No. 07-378

Submitted by: **Jeb Brewer, P.E.**

**City Engineer**

**Larry Hulse, AICP**

**Community Development Dir.**

## AGENDA HEADING:

Acceptance of \$275,000 Community Attraction and Tourism (CAT) grant with conditions and funding commitment for the Ingersoll Avenue Streetscape Project.

## SYNOPSIS:

Recommend approval of the Community Attraction and Tourism Program Grant Agreement. The City's application for State CAT funds was for \$525,000. The \$275,000 grant award by the State is conditioned upon additional funds being raised locally to cover the cost of constructing the project as proposed. An additional \$275,000 must be raised to meet this condition. This figure is based on existing contracts for work scheduled for this year and on estimates for work scheduled to take place in 2008. As discussed at the June 4, 2007, City Council meeting, the City will fund half of the "gap" and the other half will be funded by additional donations from the community. The community fundraising effort is being lead by the Restoration Ingersoll Project Committee. All funds raised by the Committee are managed by the Greater Des Moines Community Foundation.

## FISCAL IMPACT:

Amount: \$2,993,500 total estimated project budget.

### Existing Funding Sources:

- \$1,015,500 – City of Des Moines, Storm Water Utility Funds
- \$650,000 – City of Des Moines (2006-07 CIP, Page Street-24, STR221, Ingersoll Streetscape Improvements 28<sup>th</sup>-31<sup>st</sup>, G.O. Bonds)
- \$150,000 – Des Moines Metropolitan Planning Organization (FFY 2006 STP-TE Grant)
- \$100,000 – Greater Des Moines Community Foundation (Community Enhancement Grant)
- \$100,000 – Polk County Community Development Grant
- \$8,000 – Prairie Meadows Racetrack & Casino
- \$420,000 – Private and Corporate Donations
- \$275,000 – Vision Iowa CAT Grant

### Anticipated Additional Funding Sources:

- \$137,500 – Additional City of Des Moines funds
- \$137,500 – Additional Donations and Grants

**ADDITIONAL INFORMATION:**

On December 18, 2006, by Roll Call 06-2515, the City Council authorized the submittal of a Community Attraction and Tourism (CAT) grant application. A grant application of \$525,000 was submitted and scored by the Community Attraction and Tourism Committee of the Vision of Iowa Board. On May 9, 2007, the Vision Iowa Board approved a grant of \$275,000 for the Ingersoll Avenue Streetscape Project contingent on additional funds being raised locally to cover the cost of constructing the project as proposed.

This streetscape project is the outcome of an on-going planning effort with the Ingersoll Area Association (IAA) and the surrounding neighborhoods. The development and implementation of a plan for Ingersoll Avenue was specifically mentioned in the Woodland Heights Neighborhood Plan (1990), the North of Grand Neighborhood Plan (1998), the Sherman Hill Neighborhood Plan (1999), and the Greenwood Historic Neighborhood Plan (2002). In 2001 the Ingersoll Area Association raised \$25,000 to challenge the City to put resources towards the development of a comprehensive plan for the entire corridor. This planning effort ultimately resulted in City Council approving a Streetscape project along Ingersoll Ave from 28<sup>th</sup> Street to 31 Street.

This project is being funded by a combination of private donations, various community grants, storm water revenue and general obligation funds. The project scope and extent has been adjusted during the design process to account for the funds expected from the various sources. The CAT grant was estimated to provide \$525,000, however, the actual award made by the Vision Iowa Board was \$275,000. This entire budget has been revised to account for the lower CAT award, additional private contributions to date and recent bid prices on the first phase. The net result of the various increases and decreases is a \$275,000 gap to fund the entire project from 28<sup>th</sup> Street to 31 Street. One half of this gap will be funded by additional private donations and the other half with additional City general obligations bonds.

On February 12, 2007, the City Council approved the establishment of the Ingersoll Avenue Self-Supported Municipal Improvement District. This district matches the streetscape project area boundaries and will be used to assist with funding the maintenance of the improvements. The SSMID petition was signed by the owners of 59% of the taxable properties in the district (20 of 34). These signatures also represent property ownership with an assessed value of 72.7% of the total assessed value for taxable property in the District (\$8.793 million of \$12.095 million). These figures greatly exceed the require minimum of 25% of the owners representing 25% of the assessed value of the district as required by the State Code.

The CAT grant agreement includes provisions to receive reimbursements based on the percentage of CAT funds to the total project cost. Project expenditures made prior to May 9, 2007, cannot be included for the purposes of the agreement. To comply with the CAT agreement, the project must be completed by May 31, 2009, contain all components proposed in the application and all fundraising must be completed.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 4, 2007

Roll Call Number: 07-1117

Action: [On](#) Ingersoll Avenue Streetscape Improvements-28<sup>th</sup> to 29<sup>th</sup> Streets: Resolution approving plans, specifications, form of contract documents, Engineer's Estimate and designating lowest responsible bidder as Jasper Construction Services, Inc., (Steven J. Rhoads, President), \$578,089.25. ([Council Communication No. 07-335](#)) Moved by Hensley to adopt. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

Date: May 7, 2007

Roll Call Number: 07-838

Action: Ordering construction of the following: [Ingersoll](#) Avenue Streetscape Improvements-28<sup>th</sup> to 29<sup>th</sup> Streets – Receiving of bids, (5-22-07), and Setting date of hearing, (6-4-07). (Construction Estimate - \$499,402.80). ([Council Communication No. 07-274](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: March 12, 2007

Roll Call Number: 07-447

Action: [Authorization](#) to proceed with acquisition of necessary right-of-way and easements for the Ingersoll Avenue Streetscape Project. ([Council Communication No. 07-131](#)) Moved by Mahaffey to adopt. Motion Carried 6-1.

Date: February 12, 2007

Roll Call Number: [07-270](#)

Action: [Establishing](#) the Ingersoll Avenue Self-Supported Municipal Improvement District (SSMID), and providing for the establishment of a capital improvement and operation fund, and levy of an annual tax. ([Council Communication No. 07-067](#)) Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

Date: February 12, 2007

Roll Call Number: [07-271](#)

Action: (A) [Final](#) consideration of ordinance above, (waiver requested by City Manager), requires 6 votes. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#14,628](#). Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

#### **BOARD/COMMISSION ACTION(S):**

Date: April 3, 2007

Roll Call Number:

Action: Urban Design Review Board approval of proposed Phase 1 Ingersoll Avenue Streetscape project between 28<sup>th</sup> and 29<sup>th</sup> Streets

Date: March 21, 2007

Roll Call Number: N/A

Action: Access Advisory Board review

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approval of Community Attraction and Tourism program grant agreement.