

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: November 21, 2011
	Agenda Item No. 6A Roll Call No. [_____] Communication No. <u>11-718</u> Submitted by: Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Ordering construction of the following: Demolition at Southern Meadows Phase 2, 2800 SE 8th Street - Receiving bids, (12-6-11), and Setting date of hearing, (12-19-11). (Construction Estimate - \$160,000).

SYNOPSIS:

Recommend the City Council proceed with construction of this improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project includes demolition of the Southern Meadows Apartments at 2800 SE 8th Street, original 1921 section of the building, which is the remaining portion since the addition (approximately the west half of the building) was removed last fall, and two nearby structures at 2933 Indianola Avenue.

FISCAL IMPACT:

Amount: \$160,000 (City Engineer's Estimate)

Funding Source: FY12 Operating Budget, Page 70, Unknown - Southern Meadows, CDBG2008901, being: Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP) funds contracted by the Iowa Department of Economic Development (IDED)

ADDITIONAL INFORMATION:

On June 8, 2009, by Roll Call No. 09-996, the City Council approved the contract with the Iowa Department of Economic Development to allocate \$3.9 million of Neighborhood Stabilization Program Funds (NSP). The plan calls for the City to work with a coalition of housing agencies to purchase and redevelop approximately 90 foreclosed and abandoned housing units over the next four years.

As part of the NSP plan, staff expressed an interest in finding larger-scale redevelopment projects that could benefit from this program which were unlikely to occur without a subsidy. One such site is the Southern Meadows Apartments, which was a 34-unit apartment building previously owned by the Iowa Finance Authority (IFA). IFA took ownership of the property in December 2008, after receiving a deed-in-lieu-of foreclosure

Due to the condition of the building, IFA decided to close the building and relocate the tenants to suitable interim housing prior to the City's acquisition of the property, which was approved by the City Council on September 28, 2009, under Roll Call No. 09-1743, and is now complete. The City provided relocation assistance to the tenants, in accordance with federal guidelines under the Uniform Relocation Assistance and Real Property Acquisition Policies Act. The City of Des Moines has also recently entered into a

memorandum of agreement with the State Historic Preservation Office to allow for the demolition of the Southern Meadows Apartments, under Roll Call No. 11-1583 dated September 12, 2011.

The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Demolition at Southern Meadows Phase 2, 2800 SE 8th Street, 25-2012-013. The improvement includes demolition, site clearance and disconnection of utilities of the Southern Meadows Apartments, 2800 S.E. 8th Street and the two nearby structures at 2933 Indianola Avenue, Des Moines, Iowa; all in accordance with the contract documents.

The estimated construction cost is \$160,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

PREVIOUS COUNCIL ACTION(S):

Date: November 7, 2011

Roll Call Number: 11-1847

Action: [Ordering](#) construction at Southern Meadows Phase 2 Asbestos Removal: Receiving of bids, (11-22-11), and Setting date of hearing, (12-5-11). (Construction Estimate - \$47,500). ([Council Communication No. 11-683](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: September 28, 2009

Roll Call Number: [09-1743](#)

Action: [Establishing](#) Fair Market Value and authorizing acquisition of Southern Meadows Apartments at 2800 and 2810 SE 8th Street. ([Council Communication No. 09-691](#)) Moved by Coleman to adopt. Motion Carried 7-0.

Date: June 8, 2009

Roll Call Number: [09-996](#)

Action: [Neighborhood](#) Stabilization Program Contract with the Iowa Department of Economic Development (IDED). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: February 23, 2009

Roll Call Number: [09-341](#)

Action: [On](#) the City's plan to spend CDBG Neighborhood Stabilization Program Funds. ([Council Communication No. 09-105](#)) Moved by Coleman to adopt. Motion carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.