

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: February 27, 2012
	Agenda Item No. 26 Roll Call No. [_____] Communication No. <u>12-087</u> Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator

AGENDA HEADING:

Resolution approving application to the Iowa Economic Development Authority for Enterprise Zone benefits for the Neighborhood Development Corporation housing project in the River South Enterprise Zone

SYNOPSIS:

Neighborhood Development Corporation has presented application for State of Iowa Enterprise Zone benefits for a housing project at 1938 SE 6th Street. The \$1.5 million project proposes construction of 11 residential units. Neighborhood Development Corporation is a non-profit community organization that is engaged in the revitalization of distressed neighborhoods through new construction and building rehabilitation projects. The NDC project at 1938 SE 6th will provide quality infill development and create an affordable housing option in the River South Enterprise Zone.

FISCAL IMPACT:

Amount: Investment Tax Credit: \$148,637; Sales Tax Rebate: \$89,182

Funding Source: State of Iowa Enterprise Zone program. These are State of Iowa tax credits and have no fiscal impact on the City of Des Moines.

ADDITIONAL INFORMATION:

Neighborhood Development Corporation is undertaking the redevelopment of a site on SE 6th Street that formerly held vacant and blighted buildings, contributing little value to the surrounding neighborhood. NDC’s intentions are to create opportunities for housing, business and employment for neighborhood residents by investing in this site. Historically, properties that have undergone redevelopment by NDC have successfully increased property values and added significant improvements to the neighborhoods they are located in.

The project is scheduled to begin construction in spring 2012, and be completed by spring 2014.

PREVIOUS COUNCIL ACTION(S):

Date: January 9, 2012

Roll Call Number: 12-0044

Action: [Application](#) to the Iowa Economic Development Authority to certify the expansion of the River South Enterprise Zone. ([Council Communication No. 12-016](#))

Date: January 9, 2012

Roll Call Number: 12-0028

Action: [Regarding](#) request from Neighborhood Development Corporation for vacation of an irregular portion of E. Hartford Avenue that adjoins 1938 SE 6th Street, subject to reservation of easements for all public utilities in place.

BOARD/COMMISSION ACTION(S):

Board: Plan & Zoning Commission

Date: December 15, 2011

Resolution Number: N/A

Action: Members voted 10-0 in support of a motion to recommend approval of a request from Neighborhood Development Corporation (owner) represented by Heidi Wessels (officer) for vacation of an irregular portion of East Hartford Avenue that adjoins the property; subject to reservation of easements for all public utilities in place.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Des Moines Enterprise Zone Commission will meet in March 2012 to review the application. Following, the application will be forwarded to the Iowa Economic Development Authority.

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.