

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 22, 2014
	Agenda Item No.	24
	Roll Call No.	<u>14-1936</u>
	Communication No.	<u>14-595</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Approval of a Community Development Block Grant (CDBG) project agreement with Neighborhood Development Corporation (NDC) for a redevelopment project located at 2440 SW 9th Street.

SYNOPSIS:

The City of Des Moines has partnered with NDC to acquire and demolish the property at 2440 SW 9th Street. This blighted property has been identified as a high priority for redevelopment by the Friends of SW 9th Street steering committee and in the SW 9th Street Corridor Plan.

FISCAL IMPACT:

Amount: \$100,000

Funding Source: Community Development Block Grant (CDBG) – Neighborhood Revitalization Plan Implementation Funds

ADDITIONAL INFORMATION:

The City of Des Moines has partnered with NDC to acquire and demolish the property at 2440 SW 9th Street. This blighted property has been identified as a high priority for redevelopment by the Friends of SW 9th Street steering committee and in the SW 9th Street Corridor Plan. This property is in poor condition and in a very visible location on the north end of the SW 9th Street Corridor near Lincoln High School.

CDBG funds will be utilized to acquire and demolish the building. It has been estimated that the acquisition and demolition costs could total \$100,000. NDC has secured an option to purchase the property pending approval of this agreement.

Following the acquisition and demolition of the building NDC will consider redevelopment options for a multi-family residential or mixed-use development on the site. This project will begin the process of revitalizing the SW 9th Street Corridor. If NDC chooses not to lead the redevelopment project, they will work with the City to identify a suitable for-profit or non-profit housing developer to build a new residential development on the site.

PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2014

Roll Call Number: [14-0145](#)

Action: [On](#) Waiver Request to the Department of Housing and Urban Development (HUD), to incur program year 2014 Pre-Award Costs for Community Development Block Grant funds (CDBG) and Emergency Solutions Grant Funds (ESG), (2-24-14). Moved by Mahaffey to adopt. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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