


COUNCIL COMMUNICATION

	Number:	21-143	Meeting:	March 22, 2021
	Agenda Item:	24	Roll Call:	21-0467
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Approval of round one (1) Neighborhood Commercial Revitalization (NCR) Program funding.

SYNOPSIS:

The NCR Program is intended to promote reinvestment in existing buildings primarily in neighborhood commercial nodes and corridors across the City. Grants awarded by the City of Des Moines pursuant to this program will provide financial assistance to property owners and businesses in the renovation and upgrade of commercial, office, and mixed-use properties.

NCR funds can be used for the following projects:

- façade renovations
- exterior site improvements
- building stabilization
- roof repair
- installation of a fat, oil, grease (FOG) interceptor
- installation of energy-efficient heating, ventilating, and air conditioning (HVAC) systems
- fire sprinkler systems
- electrical updates
- plumbing updates

The NCR grant match structure is as follows:

Project Costs	NCR Grant Match
\$20,000 to \$99,999	50% of qualifying costs, up to \$50,000
\$100,000 to \$499,999	\$50,000, plus 15% of qualifying costs above \$100,000, up to an additional \$60,000
\$500,000 and above	\$110,000, plus 10% of qualifying costs above \$500,000, up to an additional \$50,000

FISCAL IMPACT:

Amount: \$340,000

Funding Source: General Fund

ADDITIONAL INFORMATION:

- Round one (1) of the NCR Program considered 13 eligible applications. Of all applications, five (5) projects are being recommended for funding as follows:

<u>NCR Request</u>	<u>Funding Recommendation</u>	<u>Applicant – Project Address</u>	<u>Score</u>
\$159,808	\$149,808	Des Moines Film Society – 1207 25th Street (Varsity Theater)	44/50
\$50,000	\$40,000	6th Avenue Corridor Urban Neighborhood Main Street Program – 1714 6th Avenue (Carriage House)	36.5/50
\$59,957	\$44,294	Re/Max Precision – 3720 6th Avenue	35/50
\$67,307	\$54,467	Harvey Parks Properties LLC – 1163 24th Street (Historic Firehouse)	34/50
\$63,561	\$51,431	Temple Block Building, LLC – 601 Forest Avenue (Temple Block Building)	34/50
	\$340,000		

- Projects not being recommended for funding include:

<u>NCR Request</u>	<u>Funding Recommendation</u>	<u>Applicant – Project Address</u>	<u>Score</u>
\$106,239.50	\$0	Highland Park Community Development Association – 4101 Amherst Street	29/50
\$29,623	\$0	William H. Wheeler – 3601 6th Avenue	27/50
\$31,395	\$0	JAW Properties – 609 Euclid Avenue	26.5/50
\$65,000	\$0	JAW Properties – 615 Euclid Avenue	25.5/50
\$42,651	\$0	Brunsen Holdings LLC/Beaverdale Eye – 2628 Beaver Avenue	20.5/50
\$53,802.50	\$0	Peachtree Properties – 2811 Ingersoll Avenue	19.5/50
\$45,599.50	\$0	Clark Way – 2301 SW 9th Street	19/50
\$40,000	\$0	Chris Kelley/Clinton and Jackie Akerberg/CollaborateDSM – 3106 Ingersoll Avenue	9.5/50

- The funding determination was made based on the following factors:
 - application score
 - available funding
 - demonstrated capacity of the applicant to undertake the planned activities

PREVIOUS COUNCIL ACTION(S):

Date: November 23, 2020

Roll Call Number: [20-1894](#)

Action: [Neighborhood](#) Commercial Revitalization (NCR) Program and Program Policy. ([Council Communication No. 20-514](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Council consideration of any recommended grant awards over \$50,000 for future rounds.

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