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Date September 24, 2012

APPROVAL OF \$3,000,000 COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY LOAN AND CONTRACT DOCUMENTS WITH FFS APARTMENTS, LLC FOR DEVELOPMENT OF FRANKLIN FIELD SENIOR APARTMENTS AT 5250 FRANKLIN AVENUE.

WHEREAS, on July 25, 2011 by Roll Call No. 11-1313, the City Council held a public hearing and approved the vacation and conveyance of a portion of Glendale Cemetery to Franklin Field Senior Apartments, LLLP for \$172,500; and

WHEREAS, by Roll Call 12-0660 at a May 3, 2012 Special Council meeting, the City of Des Moines authorized submittal of four (4) multi-family housing development proposals to the Iowa Economic Development Authority (IEDA) in response to a notification from IEDA of availability of funds for production of new multi-family rental units; and

WHEREAS, the Franklin Field Senior Apartments, LLLP was one of the proposals submitted to IEDA and the City was notified on July 13, 2012 that the City was awarded \$3,000,000 in funds for the development of Franklin Field Senior Apartments, LLLP; and

WHEREAS, on August 27, 2012 by Roll Call 12-1349 the City of Des Moines amended the Community Development Block Grant-Disaster Recovery Contract (08-DRH-209) between IEDA and the City to accept the award for the Franklin Field project;

WHEREAS, the City will now enter into a loan agreement with the developer of Franklin Field Senior Apartments, LLLP for use of \$3,000,000 for construction and architectural costs;

WHEREAS the loan agreement is structured as a non-receding lien for a period of ten years, at which point it is forgiven in full if all the conditions of the funding are met per the requirements of Community Development Block Grant Disaster Recovery Contract (08-DRH-209); and

WHEREAS, the sale of the land is to Franklin Field Senior Apartments, LLLP which will then transfer the City's property to FFS Apartments, LLC, subject to review by the Legal Department and the Community Development Department to assure that all of the conditions and terms of the original deed from the City to Franklin Field Senior Apartments, LLLP remain in place upon the property when it is transferred from Franklin Field Senior Apartments, LLLP to FFS Apartments, LLC; and

WHEREAS, FFS Apartments, LLC is owned by John Mauro, Tim Mauro, Joe Mauro and Tony Mauro with an address of 2611 Ingersoll Avenue, Des Moines IA, 50312 and is registered with the Secretary of State; and

Date September 24, 2012

WHEREAS, the developer met with the Waveland Park and Merle Hay Neighborhood Associations on September 5, 2012, the design has been reviewed and approved by the Urban Design Review Board at its September 18, 2012 meeting, and the developer is scheduled to present the final plans to the Parks and Recreation Board on September 25; and

WHEREAS, the development will be 30 units with 20 units reserved for households below 80% of median income for a period of ten years with rents at or below the 65% HOME program rents.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Des Moines, Iowa that the Council approves the loan documents on file in the City Clerk's office and authorizes the execution of such documents by the Director of the Community Development Department conditional on final environmental approval by the U.S. Department of Housing and Urban Development.

(City Council Communication No. 12- 504)

MOVED BY _____ TO ADOPT.

FORM APPROVED:


 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

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Rauh, Diane <dirauh@dmgov.org>

WPNA statement of support - Franklin Field senior housing development

1 message

Christine L. Pardee <christine@pardeeassociates.com>

Wed, Sep 19, 2012 at 1:51 PM

To: fcownie@dmgov.org, Halley Griess <hrgriess@dmgov.org>, "Moore, Skip" <skipmoore@dmgov.org>, Steve & Chris Hensley <hensley.chrissteve@gmail.com>, mahaft@aedairy.com, CColeman@dmgov.org, brianjmeyerward4@gmail.com

Cc: dirauh@dmgov.org

Dear Honorable Mayor Cownie and members of the Des Moines City Council,

Thank you for your ongoing support of activities, projects and developments in Waveland Park that help us meet the goals within our Neighborhood Plan.

On September 5, 2012 the WPNA hosted a special presentation during our monthly board meeting in which members of the Merle Hay Neighborhood Association's board of directors were invited. The purpose of this presentation was to receive a status update from Tim Mauro as well as provide our respective board members and other interested parties the opportunity to ask Mr. Mauro questions about proposed changes to the Franklin Field development.

Both Associations also extended announcements to our members and neighborhood residents inviting them to participate and/or forward questions in advance.

This meeting was attended by twenty residents from both neighborhoods and was well received.

It's the WPNA's impression that Mr. Mauro answered all of our outstanding questions satisfactorily. In addition, City staff who received an initial letter from the WPNA on August 22, 2012 requesting assurances also responded promptly and have left no questions unanswered. I've attached a copy of that letter for your review.

The WPNA's board of directors, on behalf of our membership, wishes to continue to reiterate our support for the Franklin Field development despite the proposed amendments to their site plan reducing the project form 40 to 30 units. We anticipate and believe that the Mauro's will honor their commitment to enhance the Franklin Avenue Community garden which we have provided them with our input and ideas. A number of our board members are also plot holders and/or participate in garden related events and activities at this particular community garden.

I've attached our fall 2012 issue of the WPNA's newsletter which was mailed to over 2,080 households and businesses in Waveland Park neighborhood today. Pg. 4 provides our residents with an update on the Franklin Field project. Your support for the Franklin Field senior housing project is greatly appreciated as it will help diversify housing stock in Waveland Park neighborhood and meet a growing need for affordable, appropriate low income housing for seniors.

Sincerely,

Christine L. Pardee
President, Waveland Park Neighborhood Association
P.O. Box 30112
Des Moines, IA 50310

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(515) 333.3015
Info@wavelandpark.org

<https://www.facebook.com/WPNAfb>
We "tweet" at WPNADSM

2 attachments

 **WPNA Franklin Field Assurances.pdf**
91K

 **WPNA fall newsletter 2012.pdf**
693K



MERLE HAY NEIGHBORHOOD ASSOCIATION

P.O. Box 31036 · Des Moines, IA 50310

Working Together to Make a Difference

September 21, 2012

Des Moines Mayor Frank Cownie and City Council
400 Robert D. Ray Drive
Des Moines, IA 50309

Dear Mayor Cownie and City Council members:

Merle Hay Neighborhood Association (MHNA) board members appreciate opportunities since early 2011 to participate in the public process concerning the proposed development of Franklin Field, 5250 Franklin Avenue. As Council members consider a development agreement with Franklin Field Senior Apartments, LLLP, MHNA board members would like to share some thoughts on the process over the past 18 or so months.

As you know, the MHNA board previously supported plans that originally called for construction of a 40-unit building at the roughly 2-acre site. While Franklin Field is just south of the MHNA border, the city-owned property, along with the Northwest Community Center, and Franklin Avenue Library, are commonly used for a range of activities by Beaverdale, Merle Hay and Waveland Park residents.

While MHNA board members supported the development proposal, we also remained cognizant of those who wanted the site to remain as green-space. To respect all those who showed so much interest in the Franklin Field proposal, board members worked to provide periodic updates to the MHNA membership. Regrettably, our board did not always have enough information to do so. Nor did city leaders always provide timely updates regarding significant changes with the Franklin Field Senior Apartments, LLLP proposal.

Aside from an email a Council member sent to several northwest-side neighborhood leaders in early February regarding changes to a state tax credit program developers hoped to use, MHNA board members are not aware of any other substantive information that was passed along to our neighborhood until late July.

We became aware of the May 3, 2012, special Council meeting at which the Council considered whether to support developers who wanted to apply for special funding available through the Community Development Block Grant program, including Franklin Field Senior Apartments, LLLP. As city officials likely know, it is often difficult for neighborhood volunteers to reshuffle work and family schedules to attend regular Council meetings, much less special meetings.

The point is it was more difficult than it probably should have been for residents to learn about changes to the Franklin Field development. Knowing residents in the Beaverdale, Merle Hay, and Waveland Park neighborhoods remained highly interested in the project, we would have liked to have seen city officials be more proactive in providing information. More than five months passed between the update the city provided residents in early February and information on all of the project changes MHNA members received in late July. We respectfully think that was much too long.

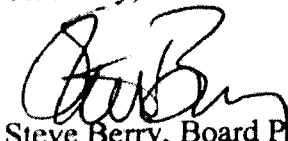
Going forward, MHNA board members would like the Mayor, City Council, and city staff to offer suggestions on ways to avoid similar communication issues.

Several MHNA members on September 5, 2012, had the opportunity to attend the Waveland Park Neighborhood Association board meeting, where developer Tim Mauro briefed residents on the latest development plans. We appreciate Mr. Mauro's time and willingness to share information and field questions.

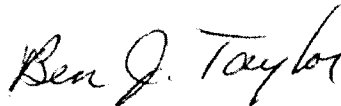
Regarding the resolution the Council approved on June 13, 2011, MHNA board members would like to see follow-through on making the areas south and east of the Franklin Field community gardens available for park and recreation purposes. Currently, the area immediately south of the community gardens and recreational trail is often overgrown with weeds, and used to store piles of dirt, concrete, asphalt millings, and assorted other things that are unsightly. The area has been cleaned up somewhat in recent weeks, but still lacks in appearance and presentation. MHNA board members would like the remainder of the above-mentioned materials removed from the site and kept somewhere more appropriate. If the land could be graded and seeded with grass, that would help make up for open space lost at Franklin Field.

Thank you for considering our thoughts and suggestions. Please let us know if there are any questions.

Sincerely,



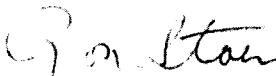
Steve Berry, Board President



Ben Taylor, Board Vice President



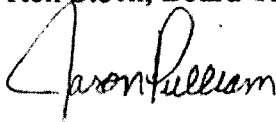
Jane Linthicum, Board Secretary



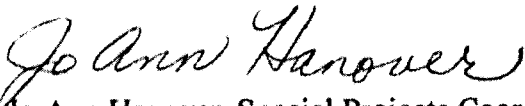
Ron Stoen, Board Treasurer



Mary Keables, Board Member



Jason Pulliam, Board Member



Jo Ann Hanover, Special Projects Coordinator