



**Date** July 28, 2014

**APPROVAL OF CDBG PROJECT AGREEMENT WITH NEIGHBORHOOD DEVELOPMENT CORPORATION (NDC) FOR THE ACQUISITION, DEMOLITION AND REDEVELOPMENT OF ASBURY CHURCH LOCATED AT 1600 CAPITOL AVENUE**

**WHEREAS**, Asbury Church (also known as Lighthouse Full Gospel Baptist Church), located at 1600 Capitol Avenue, was severely damaged by a fire and the structure poses a public nuisance to the Capitol East Neighborhood; and

**WHEREAS**, the acquisition and demolition of Asbury Church was identified as a high priority in the Capitol East Neighborhood Plan; and

**WHEREAS**, Neighborhood Development Corporation proposes to acquire and demolish the Asbury Church and, with City staff, to select a suitable for-profit or non-profit housing developer to purchase the property from NDC, subject to affordability covenants and with purchase proceeds returned to the City as project income, for development of a new single-family home on the property following demolition to be sold to an individual or family earning less than 80% of the Area Median Income as defined by the U.S. Department of Housing and Urban Development; and

**WHEREAS**, the City of Des Moines has allocated \$318,000 of Community Development Block Grant (CDBG) funding for fiscal year 2014 for Neighborhood Revitalization Plan Implementation; and

**WHEREAS**, the City proposes to utilize \$300,000 of such CDBG funding to assist NDC in the acquisition, demolition and redevelopment of Asbury Church pursuant to the Neighborhood Revitalization Plan; and

**WHEREAS**, NDC's proposed project for acquisition, demolition and redevelopment of the Asbury Church property is set forth in a CDBG Project Agreement between the City and NDC, as on file in the office of the City Clerk, and, due to the nature and amount of such Agreement, the Agreement is being presented to City Council for consideration and approval.

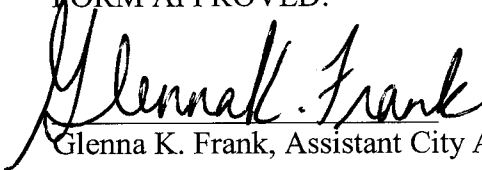
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**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, that the CDBG Project Agreement between the City of Des Moines and Neighborhood Development Corporation (NDC) for acquisition, demolition and redevelopment of Asbury Church, 1600 Capitol Avenue, as substantially in the form on file in the office of the City Clerk and following approval as to form by the Legal Department, is hereby approved; the Interim City Manager is authorized and directed to execute said Agreement on behalf of the City; and the Community Development Director and his designee(s) are authorized and directed to administer said Agreement pursuant to its terms.

(Council Communication No. **14-359**)

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
 Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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