



Date January 26, 2015

**APPROVAL OF REVISED CDBG PROJECT AGREEMENT WITH
NEIGHBORHOOD DEVELOPMENT CORPORATION (NDC) FOR
REDEVELOPMENT PROJECT AT 2440 AND 2446 SW 9TH STREET**

WHEREAS, on December 22, 2014, by Roll Call No. 14-1936, the City Council approved a CDBG Project Agreement with Neighborhood Development Corporation (NDC) for Redevelopment Project at 2440 SW 9th Street; and

WHEREAS, the commercial structure located at 2440 SW 9th Street is vacant, has been determined to be in below normal condition by the Polk County Assessor, has been determined by City officials to be a blighted structure, and poses an impediment to the redevelopment of the SW 9th Street corridor; and

WHEREAS, the redevelopment of 2440 SW 9th Street was identified as a high priority by the Friends of SW 9th Street and by the Neighborhood Development Division of the City's Community Development Department; and

WHEREAS, following Council approval of the Project Agreement and prior to NDC execution of the Agreement, NDC requested to update the Agreement to include acquisition and redevelopment of the vacant lot located at 2446 SW 9th Street, which adjoins and should be incorporated into redevelopment of 2440 SW 9th Street, and further requested to update the Agreement to allow either NDC or a private developer to complete the redevelopment project; and

WHEREAS, Neighborhood Development Corporation (NDC) now proposes to redevelop 2440 and 2446 SW 9th Street, following acquisition of both properties and demolition of the existing structure on 2440 SW 9th Street and, with City staff, selection of a suitable for-profit or non-profit developer to purchase the properties from NDC or redevelopment of the properties by NDC itself, subject to affordability covenants and with purchase proceeds returned to the City as project income, for development of a new low-rent multi-family housing or mixed use project on the properties; 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 \$100,000 of such CDBG funding to assist NDC in the 2440 and 2446 SW 9th Street project for redevelopment of the blighted property and for low-rent housing purposes, pursuant to the Neighborhood Revitalization Plan; and

WHEREAS, NDC's proposed project for redevelopment of 2440 and 2446 SW 9th Street is set forth in an updated and revised CDBG Project Agreement between the City and



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NDC, substantially in the form 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.

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 redevelopment of 2440 and 2446 SW 9th Street, as revised and 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 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. 15-025)

MOVED by _____ to adopt.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MAHAFFEY, MOORE, and TOTAL.

MOTION CARRIED APPROVED

Mayor