

Agenda Item Number

Date <u>March 9, 2015</u>

## APPROVAL OF A CDBG PROJECT AGREEMENT WITH 6<sup>TH</sup> AVENUE CORRIDOR, INC. FOR REDEVELOPMENT PROJECT IN THE 6<sup>TH</sup> AVENUE CORRIDOR AREA

WHEREAS, the blighted and/or vacant structures from Franklin Avenue to Forest Avenue along 6<sup>th</sup> Avenue, locally known as 1605, 1609, 1619 and 1623 6<sup>th</sup> Avenue (City Hall – Grocery), 1511, 1517 and 1521 6<sup>th</sup> Avenue (Hansen House), and 1710 and 1714 6<sup>th</sup> Avenue (Urban Dreams) (herein collectively "Properties"), have been determined to pose an impediment to the redevelopment of the 6<sup>th</sup> Avenue Corridor; and

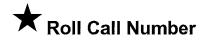
WHEREAS, the redevelopment of one or more of the Properties was identified as a top priority in the planning process for the 6<sup>th</sup> Avenue Corridor, and by the Neighborhood Development Division of the City's Community Development Department; and

WHEREAS, 6<sup>th</sup> Avenue Corridor, Inc. proposes to redevelop one or more of the Properties, following acquisition and demolition of the existing structure(s), and to either complete the redevelopment project itself or, with City staff, select a suitable for-profit or non-profit developer to purchase the property from 6<sup>th</sup> Avenue Corridor, Inc., subject to affordability covenants and with purchase proceeds returned to the City as project income, for development of future affordable multi-family housing projects on the applicable 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 \$150,000 of such CDBG funding to assist 6<sup>th</sup> Avenue Corridor, Inc. in the above-described project for redevelopment of the blighted property and for low-rent housing purposes, pursuant to the Neighborhood Revitalization Plan; and

WHEREAS, 6<sup>th</sup> Avenue Corridor, Inc.'s proposed project for redevelopment of one or more of the Properties is set forth in a CDBG Project Agreement between the City and 6<sup>th</sup> Avenue Corridor, Inc., 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.





Date March 9, 2015

**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 one or more of the properties locally known as 1605, 1609, 1619 and 1623 6<sup>th</sup> Avenue (City Hall – Grocery), 1511, 1517 and 1521 6<sup>th</sup> Avenue (Hansen House), and 1710 and 1714 6<sup>th</sup> Avenue (Urban Dreams), as on file in the office of the City Clerk, 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.

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

FORM APPROVED:

enna K. Frank, Assistant City Attorney

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