



Date October 12, 2015

**APPROVING AGREEMENT WITH COMMUNITY HOUSING INITIATIVES AND
NFC PROPERTIES, LLC FOR REHABILITATION OF HOUSING IN THE
EAST BANK NEIGHBORHOODS**

WHEREAS, on May 5, 2014, by Roll Call No. 14-0734, the Des Moines City Council endorsed the Capital Crossroads: Capital Core Neighborhood Improvement Implementation Plan, which included an initiative to proactively address blighted residential property; and

WHEREAS, on August 11, 2014, by Roll Call Nos. 14-1225, 14-1226, and 14-1227, the Des Moines City Council adopted the Martin Luther King Jr. Park Neighborhood Revitalization Plan; and

WHEREAS, on April 22, 2014, by Roll Call Nos. 14-0606 and 14-0607, the Des Moines City Council adopted the Capitol East and Capitol Park Neighborhood Plan Updates; and

WHEREAS, the Des Moines City Council allocated funding in the Capital Improvements Program (CIP) for redevelopment of vacant and blighted properties; and

WHEREAS, on July 27, 2015, by Roll Call No. 15-1260, the City Council directed the Community Development Director to prepare and distribute a Request for Proposal(s) for the selection of developer(s) intending to undertake residential redevelopment, including the acquisition and rehabilitation of existing housing, in the East Bank neighborhoods: Capitol Park, Capitol East, and Martin Luther King Jr. Park; and

WHEREAS, in accordance with said Council direction, Community Development staff distributed the Request for Proposal(s), and based on the response received, the Community Development staff review committee recommends selecting Community Housing Initiatives and NFC Properties, working collaboratively, as the developers for the project; and

WHEREAS, City staff have negotiated an agreement with Community Housing Initiatives and NFC Properties, LLC, as on file with the City Clerk, setting forth the obligations of the developers to acquire and rehabilitate a minimum of 5 residential units in the East Bank neighborhoods for resale as owner-occupied properties, and of the City to provide up to \$100,000.00 in grant funding for acquisition and rehabilitation costs associated with the project.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The Agreement between the City of Des Moines, Community Housing Initiatives, Inc. (CHI) and NFC Properties LLC (NFC Properties) for Viva East Bank! Housing

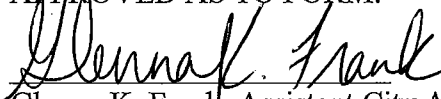
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- Acquisition/Rehabilitation, as on file in the office of the City Clerk, is hereby approved, and the Mayor is directed to execute said Agreement.
2. The Community Development Director and his designee(s) are hereby authorized and directed to administer the terms of said Agreement and to ensure compliance by the selected developers.
 3. The Finance Department is hereby authorized and directed to issue payment pursuant to the terms of the Agreement, following request and approval of payment by the Community Development Director or designee(s).

(Council Communication No. 15-550)

MOVED by _____ to approve.

APPROVED AS TO FORM:


 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