

Date March 8, 2018

**APPROVAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
CONTRACT WITH THE 6TH AVENUE CORRIDOR, INC. (6AC) FOR UP TO \$75,000
FOR DEMOLITION AND RELATED COSTS FOR PROPERTY LOCATED AT
1327 6TH AVENUE**

WHEREAS, the blighted and vacant structure locally known as 1327 6th Avenue (“Property”), located within the City of Des Moines Restated Urban Renewal Plan for the Metro Center Urban Renewal Project, has been determined to pose an impediment to the revitalization of the 6th Avenue Corridor; and

WHEREAS, the demolition of nuisance structures not suitable for rehabilitation is identified as a goal of the Restated Urban Renewal Plan for the Metro Center Urban Renewal Project, the planning process for the 6th Avenue Corridor, and the Neighborhood Development Division of the City’s Community Development Department; and

WHEREAS, 6AC owns the Property and intends to demolish the blighted and vacant structure thereon, and maintain the vacant lot for future redevelopment by 6AC or a selected developer, for development of a project in compliance with CDBG regulations and the Metro Center Urban Renewal Project goals and land use; and

WHEREAS, the City of Des Moines has allocated \$100,000 of federal Community Development Block Grant (CDBG) funding for Neighborhood Revitalization Plan Implementation in the City’s 2017-2018 adopted budget; and

WHEREAS, the City proposes to use up to \$75,000 of such CDBG funding to assist 6AC in the above-described project to demolish the structure with a five-year requirement for affordable housing purposes pursuant to CDBG regulation; and

WHEREAS, 6AC’s proposed project for the demolition and related costs of the Property is set forth in a CDBG Project Agreement between the City and 6AC, 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:

- (1) The CDBG Project Agreement between the City of Des Moines and 6th Avenue Corridor, Inc. for the demolition of the property locally known as 1327 6th Avenue, 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

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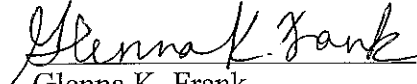
Director and his designee(s) are authorized and directed to administer said Agreement pursuant to its terms.

- (2) The special assessments levied by the City and pending against the Property shall be deemed released, and the City Engineer or the City Engineer's designee is hereby authorized and directed to notify the County of the release of such special assessments.
- (3) The Community Development Director or the Director's designee is hereby authorized and directed to seek the release of all other special assessments levied by Polk County, Des Moines Water Works, or other governmental entities pending against the Property.
- (4) Any City judgment releases shall be limited only to the Property, and any such personal judgment(s) shall remain in full force and effect against the judgment debtor(s) and against any other real estate and personal property owned by such judgment debtor(s). The Legal Department is hereby authorized and directed to file the necessary pleadings to implement the limited release of judgment(s) as provided herein for insubstantial judgments, and to request Council approval of substantial judgments prior to filing such releases.
- (5) The City shall take no action to acquire Tax Sale Deed from the 2018 tax sale certificate requested by the City of Des Moines by Roll Call 17-0987 on June 12, 2017 unless requested by a resolution of the 6th Avenue Corridor, Inc. Board of Directors.

(Council Comm. No. 18-117)

MOVED BY _____ TO ADOPT

FORM APPROVED:


 Glenna K. Frank
 Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|----------|------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| WESTERGAARD | | | | |
| 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