



Roll Call Number

Agenda Item Number

25

.....  
Date October 18, 2021

**APPROVAL OF \$125,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR PREDEVELOPMENT COSTS AND STRUCTURAL REPAIRS, INCLUDING FOUNDATION AND MASONRY REPAIRS, AT CASA VISTA, 3940 UNIVERSITY AVENUE**

**WHEREAS**, the City of Des Moines is considered an Entitlement City and receives Community Development Block Grant (CDBG) funds annually under 24 Code of Federal Regulations (CFR) Part 570; and

**WHEREAS**, on November 4, 2019 by Roll Call No. 19-1792, the 2020-2024 Consolidated Plan, which includes how the City intends to use its CDBG funds from the US Department of Housing and Urban Development (HUD), was approved; and

**WHEREAS**, one of the primary components of the 2020-2024 Consolidated Plan includes improvements, such as emergency repairs and rehabilitation, to the existing affordable housing stock; and

**WHEREAS**, the Casa Vista Homeowner's Association (HOA), which is comprised of five condominium owners, approached the City in August 2021 for assistance to address its sinking foundation caused by soil saturation; and

**WHEREAS**, the proposed structural repairs and rehabilitation, including foundation stabilization, are eligible CDBG activities and the owners of Casa Vista at 3940 University Avenue are eligible beneficiaries of CDBG funds; and

**WHEREAS**, the proposed structural repairs and rehabilitation of Casa Vista at 3940 University Avenue are consistent with the City's 2020-2024 Consolidated Plan; and

**WHEREAS**, the City's Neighborhood Services Department has performed an analysis of available information about the site—which included consultation with the Public Works Department about proximity of a storm sewer, review of soil samples, review and consultation with a structural engineer and associated engineering reports, contractor estimates, income and ownership information of the HOA members, and a review of environmental factors—and it has been determined that the Casa Vista HOA at 3940 University Avenue needs financial assistance to address the proposed repairs; and

**WHEREAS**, the City must follow a competitive sealed bid procedure, including publishing a formal invitation for bids, when selecting a contractor to perform construction activities funded with CDBG more than \$100,000; and

**WHEREAS**, the project cost is estimated to be \$125,000, including predevelopment soft costs and hard construction costs, which will be provided as a deferred payment loan, and prorated and secured by a mortgage and restrictive covenant against each unit for five years.

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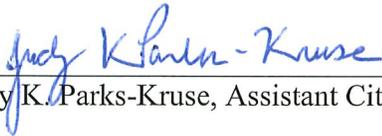
**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Des Moines, Iowa, that:

1. City staff is approved to execute a sealed bid process for repairs recommended by a structural engineer to Casa Vista at 3940 University Avenue.
2. The Neighborhood Services Director is hereby authorized to execute, on behalf of the City, a CDBG Agreement with the Casa Vista HOA up to \$125,000 following approval as to form by the Legal Department, and to execute any other document necessary to implement the Agreement and to fund the above-described project.

(Council Communication No. 21- 455 )

MOVED BY \_\_\_\_\_ TO ADOPT.

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, P. Kay Cmelik, 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.

\_\_\_\_\_ Mayor

\_\_\_\_\_ City Clerk