



Date April 20, 2026

**PRELIMINARY AWARD OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR CYNERGY, 1230 OAKRIDGE DRIVE**

**WHEREAS**, the City has entered into an Agreement with United States Department of Housing and Urban Development (HUD) for funding of its Community Development Block Grant (CDBG) Program, authorized under title I of the Housing and Community Development Act of 1974, as amended; and

**WHEREAS**, the primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income; and

**WHEREAS**, support for the development of affordable housing is consistent with the City's 2025-2029 Consolidated Plan, which was approved by City Council for submission to HUD on June 9, 2025 by Roll Call 25-0863; and

**WHEREAS**, representatives from the Oakridge Neighborhood have proposed acquisition of a parcel at 1230 Oakridge Drive, which is adjacent to its existing buildings and programming; and

**WHEREAS**, acquisition of 1230 Oakridge Drive will support the development of Cynergy, a mixed-use development, where the first floor will be commercial and the top floors will be multifamily workforce housing units; and

**WHEREAS**, 60% of the multifamily units will be income restricted, expanding the supply of affordable housing; and

**WHEREAS**, the Environmental Review process, as outlined in 24 Code of Federal Regulations (CFR) Part 58, and a full project review, which includes underwriting, have not yet been completed; and

**WHEREAS**, a preliminary award has been requested at this time to secure additional funding from other agencies and organizations for the project.

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

1. The City of Des Moines preliminarily awards \$25,000 in CDBG funds for acquisition of 1230 Oakridge Drive for the Cynergy development, conditional to agreed-upon loan terms, staff completion of project underwriting, and approval of a loan agreement and related documents by the parties.



**Roll Call Number**

**Agenda Item Number**

19

**Date** April 20, 2026

2. The Mayor is authorized and directed to sign said preliminary award letter, as attached.

(Council Communication No. 26-148)

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

FORM APPROVED:

/s/ Gary D. Goudelock Jr.  
Gary D. Goudelock Jr.  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED	APPROVED			

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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