



Roll Call Number

12-1500

Agenda Item Number

20

Date September 24, 2012

APPROVAL OF \$3,000,000 COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY LOAN AND CONTRACT DOCUMENTS WITH FFS APARTMENTS, LLC FOR DEVELOPMENT OF FRANKLIN FIELD SENIOR APARTMENTS AT 5250 FRANKLIN AVENUE.

WHEREAS, on July 25, 2011 by Roll Call No. 11-1313, the City Council held a public hearing and approved the vacation and conveyance of a portion of Glendale Cemetery to Franklin Field Senior Apartments, LLLP for \$172,500; and

WHEREAS, by Roll Call 12-0660 at a May 3, 2012 Special Council meeting, the City of Des Moines authorized submittal of four (4) multi-family housing development proposals to the Iowa Economic Development Authority (IEDA) in response to a notification from IEDA of availability of funds for production of new multi-family rental units; and

WHEREAS, the Franklin Field Senior Apartments, LLLP was one of the proposals submitted to IEDA and the City was notified on July 13, 2012 that the City was awarded \$3,000,000 in funds for the development of Franklin Field Senior Apartments, LLLP; and

WHEREAS, on August 27, 2012 by Roll Call 12-1349 the City of Des Moines amended the Community Development Block Grant-Disaster Recovery Contract (08-DRH-209) between IEDA and the City to accept the award for the Franklin Field project;

WHEREAS, the City will now enter into a loan agreement with the developer of Franklin Field Senior Apartments, LLLP for use of \$3,000,000 for construction and architectural costs;

WHEREAS the loan agreement is structured as a non-receding lien for a period of ten years, at which point it is forgiven in full if all the conditions of the funding are met per the requirements of Community Development Block Grant Disaster Recovery Contract (08-DRH-209); and

WHEREAS, the sale of the land is to Franklin Field Senior Apartments, LLLP which will then transfer the City's property to FFS Apartments, LLC, subject to review by the Legal Department and the Community Development Department to assure that all of the conditions and terms of the original deed from the City to Franklin Field Senior Apartments, LLLP remain in place upon the property when it is transferred from Franklin Field Senior Apartments, LLLP to FFS Apartments, LLC; and

WHEREAS, FFS Apartments, LLC is owned by John Mauro, Tim Mauro, Joe Mauro and Tony Mauro with an address of 2611 Ingersoll Avenue, Des Moines IA, 50312 and is registered with the Secretary of State; and



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WHEREAS, the developer met with the Waveland Park and Merle Hay Neighborhood Associations on September 5, 2012, the design has been reviewed and approved by the Urban Design Review Board at its September 18, 2012 meeting, and the developer is scheduled to present the final plans to the Parks and Recreation Board on September 25; and


WHEREAS, the development will be 30 units with 20 units reserved for households below 80% of median income for a period of ten years with rents at or below the 65% HOME program rents.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Des Moines, Iowa that the Council approves the loan documents on file in the City Clerk's office and authorizes the execution of such documents by the Director of the Community Development Department conditional on final environmental approval by the U.S. Department of Housing and Urban Development.

(City Council Communication No. 12- 504)

MOVED BY Griess TO ADOPT.

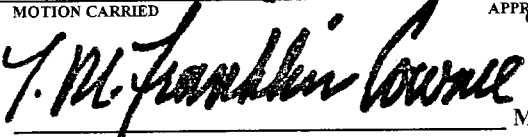
FORM APPROVED:


Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY		✓		
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	6	1		

MOTION CARRIED

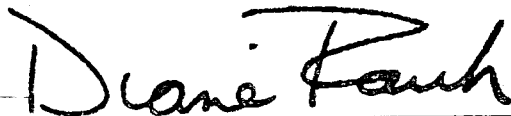
APPROVED


Y. M. Franklin
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.


Diane Rauh
City Clerk