



**Roll Call Number**

16-1526

**Agenda Item Number**

49

**Date** September 12, 2016

**RESOLUTION AMENDING CDBG PROJECT AGREEMENT WITH  
6<sup>TH</sup> AVENUE CORRIDOR, INC. FOR REDEVELOPMENT PROJECT IN  
THE 6<sup>TH</sup> AVENUE CORRIDOR AREA**

**WHEREAS**, the blighted and/or vacant structure locally known as 1714 6<sup>th</sup> Avenue (Urban Dreams) (herein “Property”) has been determined to pose an impediment to the redevelopment of the 6<sup>th</sup> Avenue Corridor; and

**WHEREAS**, the redevelopment of the Property was identified as a top priority in the planning process for the 6<sup>th</sup> Avenue Corridor, and by the Neighborhood Development Division of the City’s Community Development Department; and

**WHEREAS**, 6<sup>th</sup> Avenue Corridor, Inc. (“6AC”) proposes to redevelop the Property, following acquisition and demolition of the existing structure(s), and to either complete the redevelopment project itself or, with City staff, select a suitable for-profit or non-profit developer to purchase the property from 6AC, subject to affordability covenants and with purchase proceeds returned to the City as project income, for development of a future affordable multi-family housing project; and

**WHEREAS**, the City of Des Moines has allocated \$318,650 of Community Development Block Grant (CDBG) funding for fiscal year 2015 for Neighborhood Revitalization Plan Implementation; and

**WHEREAS**, the City proposes to utilize up to \$200,000 of such CDBG funding to assist 6AC in the above-described project for redevelopment of the blighted property and for low-rent housing purposes, pursuant to the Neighborhood Revitalization Plan; and

**WHEREAS**, on July 11, 2016, by Roll Call No. 16-1130, the City Council approved a CDBG Project Agreement with the 6AC to provide funding for the project in the amount of \$150,000; and

**WHEREAS**, demolition and asbestos abatement bids for the project have since been received that have increased the overall project budget, and City staff and 6AC are proposing to increase the current funding amount for the project to \$200,000, and 6AC has further requested that the project completion deadlines be extended to allow property acquisition to occur no later than December 31, 2016, and demolition to occur no later than March 31, 2016, with final project deadline of December 31, 2017 remaining as originally approved; and

**WHEREAS**, 6AC’s proposed project for redevelopment of the Property is set forth in an amendment to the CDBG Project Agreement between the City and 6AC, in substantially the form on file in the office of the City Clerk, and, due to the nature and amount of such amendment, the amendment 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:



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1. The first amendment to the CDBG Project Agreement between the City of Des Moines and 6<sup>th</sup> Avenue Corridor, Inc. for redevelopment of the property locally known as 1714 6<sup>th</sup> Avenue (Urban Dreams), in substantially the form on file in the office of the City Clerk and subject to final approval as to form by the Legal Department, is hereby approved, and the City Manager is authorized and directed to execute said Amendment on behalf of the City.
2. The Community Development Director and his designee(s) are authorized and directed to administer said Agreement as amended pursuant to its terms.
3. The Community Development Director is authorized to approve and execute minor, unsubstantial amendments to the Agreement, and is directed to return any substantive amendments to City Council for consideration.

(Council Communication No. 16-498)

Moved by Gray to adopt.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED APPROVED

T. M. Franklin Council 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