



Roll Call Number

18-1617

Agenda Item Number

42

Date September 24, 2018

**RESOLUTION AUTHORIZING THE REDESIGN OF THE NEIGHBORHOOD  
REVITALIZATION PROGRAM, SELECTING FOUR PILOT AREAS FOR PLANNING AND  
REVITALIZATION WORK, AND APPROVING PROFESSIONAL SERVICES AGREEMENT  
WITH CZBLLC**

**WHEREAS**, the Neighborhood Revitalization Program (NRP) was created by the City of Des Moines and the Polk County Board of Supervisors in 1990 to help stabilize and improve Des Moines' neighborhoods; and

**WHEREAS**, in or around 2005, the NRP program was evaluated by The Wisconsin Housing Partnership and Stockard Engler Brigham LLC, and recommendations were made to expand the concept of "revitalization" to include investing in Des Moines' residents as well as in housing and infrastructure, resulting in applicable changes to the NRP at that time; and

**WHEREAS**, in 2017, City Council and City staff determined that an updated evaluation and recommendations for the NRP program were necessary to incorporate and reflect the recent adoption and implementation of the Des Moines Strategic Plan 2015-2030 (GuideDSM), the comprehensive plan PlanDSM: Creating Our Tomorrow, the Capital Crossroads and Capital Crossroads 2.0 vision plans, and Des Moines neighborhood programs including but not limited to the Viva East Bank! and Friends of SW 9<sup>th</sup> programs; and

**WHEREAS**, on February 28, 2017, a Request for Proposals (RFP) for professional services was issued to 47 proposers to identify a qualified consultant to provide an updated framework for the NRP, including data analysis and evaluation of the existing program and detailed recommendations and strategies to direct future efforts of the program, with six proposals received in response; and

**WHEREAS**, on June 26, 2017, by Roll Call No. 17-1600, the City Council accepted the proposal from czbLLC and approved the Agreement for Professional Services by and between the City of Des Moines, Iowa and czbLLC, which Agreement was amended by City Council resolution thereafter; and

**WHEREAS**, on June 25, 2018, by Roll Call No. 18-1099, City Council received and filed the final report from czbLLC, entitled "Neighborhood Revitalization Planning Program Review" ("Report"), which contains findings of an evaluation of the effectiveness of the Neighborhood Revitalization Program, an analysis of current conditions in Des Moines' neighborhoods, tools to assist the City with effective strategy development, and recommendations for next steps related to policy, funding, allocation of scarce resources, and organizational structure; and

**WHEREAS**, the City intends to implement the action items set forth in the Report, with input and guidance from an experienced consultant; and

**WHEREAS**, czbLLC is uniquely equipped to provide technical assistance to the City for implementing the recommendations contained within said Report and submitted a project proposal on September 4, 2018, at the City's request, for development of small area/neighborhood plans and a neighborhood revitalization system design; and

**WHEREAS**, City staff have negotiated a Professional Services Agreement, on file in the office of the City Clerk, with czbLLC for a total cost not to exceed \$440,350.00 to provide technical assistance for implementation of the

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recommendations contained within the Report, including redesign of the Neighborhood Revitalization Program and preparation of four small area/neighborhood plans for the areas identified below; and

WHEREAS, the City Manager recommends that the procurement of technical assistance for the Community Development Department for implementation of the recommendations contained within the Report be exempted from the competitive bidding requirements for good cause shown, pursuant to Section 2-710(b) of the Municipal Code of the City of Des Moines.

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

1. Community Development Department staff are authorized to redesign the Neighborhood Revitalization Program based on the recommendations contained within the Report, with additional action by City Council as needed.
2. Four (4) neighborhood areas are selected as pilots for small area plans and subsequent revitalization work, including: the Oak Park/Highland Park area, the Drake area, the 48<sup>th</sup> and Franklin area, and the Two Rivers area, as detailed in Council Communication No. 18-490.
3. Good cause has been shown to exempt the procurement of technical assistance for implementation of the recommendations contained within the Report from the Procurement Ordinance competitive bidding requirements.
4. The Professional Services Agreement with czbLLC for a total cost not to exceed \$440,350.00, 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; the Community Development Director and his designee(s) are authorized and directed to administer said Agreement pursuant to its terms; and the Community Development Director is hereby authorized to approve and execute insubstantial amendments to the Agreement and to submit substantive amendments to the Agreement to City Council for consideration.

(Council Comm. No. 18-490)

FORM APPROVED:

Glenna K. Frank  
Glenna K. Frank, Assistant City Attorney

MOVED BY Boesen TO ADOPT.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
BOESEN	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

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.

J. M. Frankhu Cownie Mayor

Diane Rauh City Clerk