



Roll Call Number

19-1048

Agenda Item Number

61

Date June 24, 2019

**RESOLUTION AUTHORIZING THE CREATION OF INVEST DSM, INC., RECEIVING ARTICLES OF INCORPORATION AND BYLAWS, AND APPOINTING BOARD MEMBERS**

**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**, City Council and City staff determined that an updated evaluation and recommendations for the Neighborhood Revitalization Program (NRP) 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; and

**WHEREAS**, on June 26, 2017, by Roll Call No. 17-1066, 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 on September 11, 2017, by Roll Call No. 17-1572 and on April 23, 2018 by Roll Call No. 18-0703; and

**WHEREAS**, on June 25, 2018, by Roll Call No. 18-1099, the City Council received the report prepared by czbLLC regarding strategies for neighborhood work, and directed the City Manager to develop and return to Council with recommendations for how to proceed, including: timeline, funding strategy and budget recommendations, partner needs, system organizational structures, and strategies for policy updates; and

**WHEREAS**, on September 24, 2018, by Roll Call No. 18-1617, the City Council authorized Community Development Department staff to redesign the Neighborhood Revitalization Program based on the recommendations contained within the czbLLC report, selected four neighborhood areas pilots for small area plans and subsequent revitalization work, and approved a Professional Services Agreement with czbLLC to provide technical assistance to the City for implementing the recommendations contained within said report; and

**WHEREAS**, in addition to the neighborhood planning, the report recommended the creation of an independent non-profit corporation for the purposes, among other things, of coordinating the implementation of neighborhood revitalization plans, as adopted and delegated by the City of Des Moines, Iowa or other governmental units located within Polk County, Iowa, to lessen the burdens of government by acting as an umbrella organization that receives and strategically distributes funds, coordinates partnerships, and develops programs in order to achieve plan goals and outcomes; to support activities that promote community building and resident leadership development in specified neighborhood areas; and to participate in or sponsor real estate development projects, housing rehabilitation and new construction projects, commercial and rental property rehabilitation and façade projects, and similar projects; to acquire, hold and sell property as needed; and

**WHEREAS**, City staff have drafted the Articles of Incorporation and Bylaws of the proposed non-profit corporation, Invest DSM, Inc., as on file in the office of the City Clerk, which corporation documents provide for



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two City representatives to be appointed by the Des Moines City Council on a Board of Directors containing approximately nine members, including Polk County representatives and business/donor citizen representatives, to operate for charitable and educational purposes including those stated above; and

WHEREAS, the Articles of Incorporation and Bylaws of Invest DSM, Inc., have been reviewed and approved by the Polk County Board of Supervisors, and Polk County has appointed its representatives to the Invest DSM, Inc. Board of Directors.

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

1. The Articles of Incorporation and Bylaws of Invest DSM, Inc. are hereby received and filed, and the City supports creation of Invest DSM, Inc. for the non-profit charitable and educational purposes stated hereinabove.
2. The following persons are appointed to serve as representatives of the City of Des Moines in Director positions 1 and 2 on the Board of Directors for Invest DSM, Inc., and to represent the City's interest on said Board in accordance with the Articles of Incorporation and Bylaws of the organization:

- Director No. 1: T.M. Franklin Cownie, Mayor
- Director No. 2: Chris Coleman, Council Member
- Director No. 3: Connie Boesen, Council Member

Alternate: Scott Sanders, City Manager

(Council Communication No. 19-297)

MOVED BY Boesen TO ADOPT; refer to the City Manager to develop an information sheet regarding this program and other similar programs offered, periodically report to the Council on progress and benchmarks, to designate co-chairs from the City and from Polk County and each year to rotate through the Ward Council Members as alternates. The City Manager to provide input on how the City can publicly recognize Polk County for their support of the program.

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	6			1
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.

Bice Gray  
 MAYOR PRO TEM

Diane Rauh City Clerk