

Date November 23, 2020

**APPROVAL OF NEIGHBORHOOD COMMERCIAL REVITALIZATION (NCR)
PROGRAM AND PROGRAM POLICY**

WHEREAS, the City Manager and Office of Economic Development have identified a need to promote reinvestment in existing commercial buildings, primarily in neighborhood commercial nodes and corridors across the City of Des Moines, to assist with the stabilization of said buildings and improvement of commercial property values and to replace and expand the City's previous commercial façade grant program; and

WHEREAS, the proposed Neighborhood Commercial Revitalization (NCR) Program, to be administered by the Office of Economic Development, is designed to provide financial assistance pursuant to Iowa Code Chapter 15A as well as urban renewal financing where applicable, to property owners and tenants, investors, private entities, non-profit organizations, and other qualified developers for projects involving façade renovations, exterior site improvements, building stabilization, roof repair, installation of fat, oil, grease (FOG) interceptors, installation of energy-efficient HVAC systems, fire sprinkler systems, electrical updates, and plumbing updates, for commercial properties in the City of Des Moines; and

WHEREAS, applicants and projects will be approved in accordance with the requirements set forth in the Neighborhood Commercial Revitalization Program Policy on file in the City Clerk's Office, and in accordance with Program implementation guidelines which will be reviewed and approved by the City Manager on an annual basis and with guideline amendments subject to City Manager review and approval, following approval as to form by the Legal Department; and

WHEREAS, the NCR Program will provide financial assistance to projects selected based on scoring criteria to be used by the selection committee comprised of staff from various City Departments, with initial rounds of the Program to be scored competitively in batches received by a set deadline and future awards to be granted on a rolling basis, and with contracts to be awarded in sliding amounts up to \$160,000.00 per project based on project cost, as set forth in the Program Policy and attached Council Communication; and

WHEREAS, NCR Program awards and contracts in amounts up to and including \$50,000.00 each are to be approved and executed by the City Manager following approval as to form by the Legal Department, and project contracts in excess of \$50,000.00 each are to be submitted to City Council for consideration and approval, in accordance with the Program Policy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the Neighborhood Commercial Revitalization (NCR) Program, and the Program Policy as on file in the City Clerk's Office, are hereby approved; the Office of Economic Development is authorized and directed to administer the Program in accordance with the Program Policy; the City Manager is authorized and directed to review, approve, and amend Program rules consistent with the Program Policy and following approval as to form by the Legal Department; and the City Manager is authorized



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and directed to execute Program project contracts up to and including \$50,000.00 each following approval as to form by the Legal Department, and to submit contracts in excess of \$50,000.00 each to City Council for consideration.

(Council Communication No. 20-514)

MOVED BY Gatto TO ADOPT.

APPROVED AS TO FORM:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

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

CERTIFICATE

I, P. KAY CMELIK, 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.

MOTION CARRIED

APPROVED

T. M. Frank
Mayor

P. Kay Cmelik

City Clerk