



Roll Call Number

21-1562

Agenda Item Number

25

Date October 18, 2021

APPROVAL OF \$125,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR PREDEVELOPMENT COSTS AND STRUCTURAL REPAIRS, INCLUDING FOUNDATION AND MASONRY REPAIRS, AT CASA VISTA, 3940 UNIVERSITY AVENUE

WHEREAS, the City of Des Moines is considered an Entitlement City and receives Community Development Block Grant (CDBG) funds annually under 24 Code of Federal Regulations (CFR) Part 570; and

WHEREAS, on November 4, 2019 by Roll Call No. 19-1792, the 2020-2024 Consolidated Plan, which includes how the City intends to use its CDBG funds from the US Department of Housing and Urban Development (HUD), was approved; and

WHEREAS, one of the primary components of the 2020-2024 Consolidated Plan includes improvements, such as emergency repairs and rehabilitation, to the existing affordable housing stock; and

WHEREAS, the Casa Vista Homeowner's Association (HOA), which is comprised of five condominium owners, approached the City in August 2021 for assistance to address its sinking foundation caused by soil saturation; and

WHEREAS, the proposed structural repairs and rehabilitation, including foundation stabilization, are eligible CDBG activities and the owners of Casa Vista at 3940 University Avenue are eligible beneficiaries of CDBG funds; and

WHEREAS, the proposed structural repairs and rehabilitation of Casa Vista at 3940 University Avenue are consistent with the City's 2020-2024 Consolidated Plan; and

WHEREAS, the City's Neighborhood Services Department has performed an analysis of available information about the site—which included consultation with the Public Works Department about proximity of a storm sewer, review of soil samples, review and consultation with a structural engineer and associated engineering reports, contractor estimates, income and ownership information of the HOA members, and a review of environmental factors—and it has been determined that the Casa Vista HOA at 3940 University Avenue needs financial assistance to address the proposed repairs; and

WHEREAS, the City must follow a competitive sealed bid procedure, including publishing a formal invitation for bids, when selecting a contractor to perform construction activities funded with CDBG more than \$100,000; and

WHEREAS, the project cost is estimated to be \$125,000, including predevelopment soft costs and hard construction costs, which will be provided as a deferred payment loan, and prorated and secured by a mortgage and restrictive covenant against each unit for five years.



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

1. City staff is approved to execute a sealed bid process for repairs recommended by a structural engineer to Casa Vista at 3940 University Avenue.
2. The Neighborhood Services Director is hereby authorized to execute, on behalf of the City, a CDBG Agreement with the Casa Vista HOA up to \$125,000 following approval as to form by the Legal Department, and to execute any other document necessary to implement the Agreement and to fund the above-described project.

(Council Communication No. 21- 455)

MOVED BY Boesen TO ADOPT.

APPROVED AS TO FORM:

Judy K Parks-Kruse
Judy K Parks-Kruse, Assistant City Attorney

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

MOTION CARRIED

APPROVED

J. M. Franklin-Courie Mayor

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.

P. Kay Cmelik

City Clerk