



Roll Call Number

22-0905

Agenda Item Number

56

Date June 13, 2022

RESOLUTION APPROVING GRANT AGREEMENT WITH NEIGHBORHOOD DEVELOPMENT CORPORATION (NDC)

WHEREAS, on December 16, 2002, by Roll Call No. 02-2798, the City and Developer entered into an Agreement pursuant to Chapter 28E of the Iowa Code (the "28E Agreement") whereby the City agreed to contribute a minimum of \$1,000,000 annually for the term of the Agreement to Developer to use for actual project costs of redevelopment efforts within areas of the City designated as low- and moderate-income census areas; and

WHEREAS, pursuant to Roll Calls numbered 07-2422, 12-0494, 17-1747, and 20-0234, City and Developer agreed to extend the term of the 28E Agreement with the most recent Roll Call extending the agreement through calendar year 2024; and

WHEREAS, the 28E Agreement outlines the terms and conditions under which the City shall provide grant funding to Developer for implementation of redevelopment projects within the city of Des Moines; and

WHEREAS, the 28E Agreement anticipates Developer will receive other financing to support its redevelopment efforts beyond the funding set forth in the 28E Agreement, including, but not limited to, other City grant funds; and

WHEREAS, Developer is in the process of acquiring Property within an area of the City amenable to redevelopment as outlined in the 28E Agreement (the "Property") and such Property is legally described as set forth in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, in order to rehabilitate and redevelop the Property, Developer must demolish existing structures located on the Property that are in such a state of disrepair that they constitute a public nuisance and are otherwise injurious to the public health, safety, and welfare and require demolition and environmental hazard and blight remediation; and

WHEREAS, Developer seeks additional grant funding from City to reimburse the costs associated with the required demolition of existing structures and accompanying environmental hazard and blight remediation for the Property; and

WHEREAS, the City believes that the demolition of structures on the Property, environmental hazard and blight remediation, and the future redevelopment of the Property pursuant to an Agreement in the form attached hereto and the 28E Agreement, and the fulfillment generally of both Agreements, are in the vital and best interests of City and the health, safety, morals, and welfare of its residents, and warrant the provision of the economic assistance set forth in the Grant Agreement attached hereto.



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

1. The Mayor is authorized to execute the attached Grant Agreement between the City of Des Moines and Neighborhood Development Corporation.
2. The City Manager, or his designee, is authorized to carry out the City's obligations under the Grant Agreement including reviewing reimbursement requests, issuing payment for reimbursable costs, and inspecting and approving the Grantee's work under the Agreement.

Moved by Gatto to adopt. Second by Voss

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr. Gary D. Goudelock Jr. Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER				✓
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			1

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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. Frankin Cownie Mayor

Laura Baumgartner Acting City Clerk