

Date December 21, 2009

RESOLUTION APPROVING THE CITY MANAGER'S RECOMMENDATION  
REGARDING THE REDEVELOPMENT OF 801 UNIVERSITY AVENUE

WHEREAS, the City of Des Moines is the owner of the building and site at 801 University Avenue (formerly occupied by Top Value Foods) (collectively the "Property"), subject to a Contract for a Section 108 Loan Guarantee Assistance and Note with the U.S. Department of Housing and Urban Development ("HUD"); and,

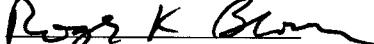
WHEREAS, the City desires to have the Property redeveloped in a manner that most closely aligns with the City's economic and neighborhood revitalization goals; and,

WHEREAS, the City has received Letters of Intent to Redevelop Property from two of parties interested in redeveloping the Property; and,

WHEREAS, the City Manager recommends that the City select the group comprised of the Community Foundation Greater Des Moines, Des Moines Area Community College and Save Stores, LLC as the Preferred Redeveloper of the Property, and authorize the City Manager or his designee to negotiate with the Preferred Redeveloper on a contract for the disposition and redevelopment of the Property in substantial compliance with the terms submitted in the Letter of Intent To Redevelop Property and recommended in the accompanying Council Communication.

MOVED by \_\_\_\_\_ to receive and file, and to direct the City Manager to proceed with the negotiation of a contract with the Preferred Redeveloper for the disposition and redevelopment of the Property upon terms consistent with the Letter of Intent To Redevelop Property and the recommendation set forth in the accompanying Council Communication.

FORM APPROVED:

  
Roger K. Brown, Assistant City Attorney  
C:\Rog\Eco Dev\SNAG\Sale\RC 09-12-21.doc

( Council Communication No. 09- 890 )

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

City of Des Moines Economic and Neighborhood Revitalization Goals  
For Redevelopment of Property located at 801 University Avenue, Des Moines, IA

Goal: To provide general uses and activities of a retail and personal service character consistent with the uses allowed in the "C-1" Neighborhood Retail Commercial District. The property is zoned "PUD" Planned Unit Development District and the approved PUD Conceptual and Development Plans are available for public inspection in the City's Community Development Department.

Goal: To provide employment opportunities to the community. The redevelopment project shall not engage in any illegal discriminatory practices in violation of Chapter 62 of the Des Moines Municipal Code.

Goal: To obtain full and immediate payment of the City's obligations under an outstanding HUD Guaranteed Section 108 Loan. The property is presently encumbered with a US Department of Housing and Urban Development Guaranteed Section 108 Loan used to finance the structure and site improvements. The Section 108 Loan presently has an outstanding balance of \$1,540,000.00, and the deposit required for full and immediate payment of the loan is estimated to be \$1,780,957.00.

Goal: To return the property to the tax rolls; or, if the proposed ownership or use would cause the property to be tax exempt, to enter into an agreement for a \$46,300.00 payment per year in lieu of property taxes.



EXHIBIT B

Board of Directors

J. Barry Griswell  
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H. Lynn Horak

Fred S. Hubbell

Linda Koehn

Mary Middleron

Mary O'Keefe

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Kurt Rasmussen

Doug Reichardt

Stanley J. Reynolds

Robert G. Riley, Jr.

Janis Ruan

Mark Rupprecht

Dawn Taylor

Ted Townsend

*Emeritus*

Charles H. Betts

Teree Caldwell-Johnson

Monroe J. Colston

Ann Cownie

Johnny Danos

Robert A. Dee

William Friedman, Jr.

James W. Hubbell, Jr.

Ted M. Hutchison

William Knapp

Donald F. Lamberti

James E. Luhrs

J. Edward Power

December 14, 2009

Mr. Richard A. Clark  
City Manager  
City of Des Moines  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Re: Solicitation of Letter of Intent to Redevelop Property at 801 University Avenue owned by the City of Des Moines, IA

Dear Mr. Clark:

We are pleased to present you with our joint proposal resulting in a positive community solution to re-develop the property located at 801 University Avenue. Our project has been in development for quite some time, however the last 90 days have proven to be the most exciting and progressive in our planning effort.

The Evelyn Davis Project, Associated Leasing of Iowa and Save Store, LLC. have combined to develop an outstanding project for your consideration. By working together, we have created a plan that will bring grocery/retail services as well as a workforce center offering on-the job training, skill development training and education re-engagement to the heart of Des Moines.

The effort we have organized is a model that does not exist anywhere else in the nation. Central Iowa and the City of Des Moines are positioned to lead the country in establishing a unique best practices model. We have already garnered significant interest in this concept at both a state and federal level. Now we need the right location to make it happen. We are more than ready to recognize the City for its support and contributions in getting this project established and for your investments to date.

We believe our proposal exceeds every goal and expectation you have outlined in the Solicitation of Letter of Intent documents. We continue to work with the community and members of the neighborhoods to truly understand their needs. With your support we will be able to provide them with the services and





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J. Edward Power

products they have helped to identify resulting in long term stability of the project.

Our project will comply with the terms and conditions as requested and we anticipate closing on the purchase of the property within 60 – 90 days of your determination. We are open to accepting your feedback and hope you will share insight from your city leadership experience.

We are available to respond to any additional questions you may have. Thank you for your consideration.

Sincerely,

J. Barry Griswell  
President  
Community Foundation of  
Greater Des Moines  
515-883-2409  
[griswell@desmoinesfoundation.org](mailto:griswell@desmoinesfoundation.org)

Rob Denson  
President  
Des Moines Area  
Community College  
515-964-6638  
[rjdenson@dmacc.edu](mailto:rjdenson@dmacc.edu)

Harold Lovelady  
President  
Associated Leasing of  
Iowa Corporation  
515-243-3664  
[harold@associatedleasingofiowa.com](mailto:harold@associatedleasingofiowa.com)

Ray Brown  
Co-Owner  
Save Store, LLC. and  
Save-A-Lot  
515-991-7749  
[raymay2@aol.com](mailto:raymay2@aol.com)



EXHIBIT C  
Letter of Intent to Redevelop Property

***Outline Proposed Redevelopment Project:***

The Evelyn Davis Project and Harold Lovelady, President of Associated Leasing of Iowa have entered into agreement to co-develop the property located at 801 University Avenue. Each partner intends to purchase a portion of the building. Current plans call for two-thirds building to be utilized for commercial/retail activities and one-third of the building will be used for the workforce center. The developed parking area and remaining green space.

This project will serve to provide solutions to three critical needs identified by the community and adjacent neighborhoods: grocery and other retail services, workforce training and employment opportunities.

First, Save Store, LLC., led by Harold Lovelady and Associated Leasing of Iowa has organized the redevelopment of a grocery store facility through the extension of the Save-A-Lot food store chain. The Save-A-Lot food store chain prides itself on being consumer centric and offering extreme value with its products. To date, it has nearly 1200 stores nationwide (spanning 39 states including one location in Des Moines, Iowa) in all types of neighborhoods — urban, rural and suburban. By sticking to the vision: “We help our customers to live richer, fuller lives by saving them money and time through a compelling, convenient shopping experience featuring great food, great prices and great people every day,” Save-A-Lot is able to offer a variety of products at a savings of up to 40% compared to conventional grocery stores.

Save-A-Lot food stores offer products of their own brands, many national brands, plus USDA-inspected beef, pork and poultry, farm-fresh fruits and vegetables and non-food items. Their highly efficient supply chain enables them to sell at prices well below other retailers. They strive to provide a positive shopping experience in stores that are clean, well-stocked, fresh and staffed by friendly, helpful and respectful associates.

Save-A-Lot is a wholly owned subsidiary of SUPERVALU INC., a Fortune 100 company and one of the largest companies in the United States grocery channel.

Save Store, LLC. further desires to open a retail store to be named Dollar Plus Store. The company is working with Dollar Store Services to supply the merchandise for the store. Dollar Store Services has assisted over 1,500 individuals open stores throughout the United States, Canada and worldwide. Dollar Store Services owns a large wholesale company which provides over 18,000 products to consumers and a network of over 70 suppliers. Development of this component will require an expansion of the building and new construction to accommodate.

Second, the Evelyn Davis Project will mitigate unemployment and underemployment, assess and improve skill sets, and provide educational opportunities matched with on-the-job training by creating a one-stop workforce center delivering enhanced services and supplemental wrap-around support. Visitors to the center will receive integrated delivery of workforce services, direct placement assistance, wrap-around support services, training and access to education providers all in one visit. Advisors will be present to walk each client through the intake process and make sure clients are enrolling in all of the benefits they are eligible for. A work pod model will allow an employer to hire a candidate, provide on-the-job training and manage a probationary employment

period all housed within the workforce center facility. The Evelyn Davis Project has built in a re-engagement-to-education component to provide clients an entry point to complete their education or obtain new skills. Three main services include a Workforce Center, Education Re-engagement Center and connections to job opportunities.

As a result of the success of the ventures described above, nearly 30-50 new jobs will be created within the inner city. In a down economy, facing record unemployment numbers, the impact of these jobs will be significant because these opportunities will target those facing barriers to gaining and retaining employment.

***Does the proposed uses(s) in the redevelopment project comply with the existing approved site plan and zoning regulations? If not, then what adjustments will be required to accommodate the proposed uses(s)?***

The proposed uses (grocery store, workforce center, other retail) should comply with the existing approved site plan and zoning regulations. No adjustments should be required.

***Will the proposed uses(s) in the redevelopment project provide for the retail sales of goods and services to the community? If yes, please outline the proposed retail use(s) and comment on the type and level of the commitment from the proposed retail user(s).***

The primary retail sale of goods will come in the form of the re-establishment of a grocery Store and the addition of a retail Dollar Plus Store. As described above, the grocery facility will offer fresh meats, breads, dairy, frozen, fruits and vegetables as well as a variety of non-food items. These items will be high quality and fresh retailing at a value driven market price. The Dollar Plus Store will offer a wide variety of products including: items for the kitchen, baby supplies, health and beauty, housewares, office and school supplies and many, many more.

Through a series of community meetings hosted to date, it appears the community has learned valuable lessons from past projects and has more interest than ever to ensure project success and help identify what types of services they would like to see available within the community. Here are just a few comments submitted by participants at the conclusion of our community meetings:

- Excellent opportunity to revitalize the community – like jobs, grocery store and retail development.
- I think that this is a wonderful idea for the community.
- Great concept and use of space.
- This is needed and I think has leadership and vision necessary.
- (I am most excited about) education/workforce piece as well as for the opportunity for other businesses to occupy some of the space.

Potential does exist to expand the property by up to 5,000 more square feet. This expansion may be needed for the ultimate configuration of the workforce center operation. Additional construction would not be completed until a future phase of the project.

***Will the proposed redevelopment of the project be a source of employment opportunities to the community? If yes, please outline the anticipated number of employment opportunities and quality (i.e. wage levels, benefits, etc.) of the employment opportunities that will be available to the community.***

Absolutely! The employment opportunities of our project come from three different pools:

With the establishment of a new grocery facility, there will be up to 30 new jobs created. These jobs will include 10 full time positions that will pay a wage range of \$22,500.00 – \$44,500.00 annually and provide benefits including health insurance, dental insurance and other fringe benefits. The remaining positions will be part time and will provide an hourly wage range of \$8.00 - \$12.00 per hour.

The Workforce Center created by the Evelyn Davis Project will employ an Executive Director. This position will be scaled as a DMACC employee and provide an annual salary of approximately \$60,000.00-75,000.00 and include the standard DMACC benefit package equaling an additional investment of \$15,000.00 - \$23,000.00.

Finally, the operation of the Employer Work Pods within the Workforce Center will create up to an additional 20 jobs on site. These positions will be full time positions (anticipating wages upwards of 150% of the minimum wage) and a minimum of medical/health benefits. These positions will be part of the traditional staff of each of our employer partners receiving on-the-job training, building skills and becoming re-acquainted with the workplace prior to being immersed into main stream employment. It is anticipated that a candidate selected for one of these positions will work on site at the Workforce Center for up to six months before being transferred to the employer's primary site of business. Once the candidate transfers from the Workforce Center to traditional employment with the employer partner, we will seek new candidates to fill the Employer Pod positions at the Workforce Center keeping a constant cycle of new employment opportunities within the neighborhood.

***Will the proposed uses within the redevelopment project commit to not engage in illegal discriminatory practices in violation of Chapter 62 of the Des Moines Municipal Code?***

The Evelyn Davis Project and Save Store, LLC. both agree to comply with all standards and provisions regulated by Chapter 62 of the Des Moines Municipal Code. Further, any additional tenants, services, or partners who participate with the project will be expected to comply with the provisions. We will ensure commitment to this item is articulated in all formal agreements as we move forward.

***Will the property be returned to the property tax rolls? If no, is the redeveloper willing to negotiate a \$16, 000.00 payment in lieu of property tax agreement with the City of Des Moines?***

With the current partnership structure, all commercial/retail space could be subject to property tax payments. This item should be negotiated with each appropriate partner.

With regard to the space in the facility occupied by the Evelyn Davis Project, because this organization will be functioning as a non-profit organization, it is not subject to payment of

property tax. Given the nature of the benefits that will be provided to the whole community by the Workforce Center, the operation should not be burdened with the budget implications related to tax payments.

In the unlikely event a non-profit organization becomes the sole owner of the property, the city could certainly discuss payment in lieu of property taxes at that time.

***What is your financial capacity to implement your project and continue operations for the foreseeable future? What financial commitments are you able to make within the 60 day negotiation period?***

Save Store, LLC., based on the review done by Save-A-Lot Company and Dollar Store Services Inc. were projected to have an excess of approximately 15% of the working capital needed to operate the store for 3 years. Save-A-Lot Company will provide accounting, payroll, business and personal tax, and other services to support the grocery store.

The Evelyn Davis Project has a significant amount of both financial and community support. Des Moines Area Community College (DMACC) has graciously stepped forward to provide both infrastructure to the facility to accommodate technology needs in addition to funding utility costs, janitorial and maintenance services. The close proximity of this location to DMACC's Urban Campus is what makes this project contribution possible. Other partners co-located within the facility will provide their own staff and equipment as required. The Evelyn Davis Project intends to operate in a revenue neutral fashion incurring minimal costs likely covered by grant and in-kind contributions.

Each commercial/retail partner will be required to maintain their space, at their own expense, to quality standards in compliance with all applicable federal, state and local regulations.

In the event proposed retail/commercial ventures are not successful, DMACC has expressed its interest to purchase any vacant space that may come available. DMACC commits to make every attempt seek out and occupy the space with new commercial/retail partners.

It is anticipated within 60 - 90 days of the acceptance of the proposal that each partner will be prepared to purchase its portion of the property. Currently, the Evelyn Davis Project has more than 50% of not only the purchase price, but renovation and construction budget dollars secured. It is the goal of the Evelyn Davis Project to finance its portion of the project without entering into any short or long term financing obligations.

The Evelyn Davis Project and Save Store, LLC. may be able to further narrow the window for purchase of the property to less than 60 days if the city would have an interest in discussing this option.

***Does the redevelopment project propose to provide full and immediate payment of the City of Des Moines obligation under the HUD Guaranteed Section 108 Loan? If yes, comment on the anticipated time frame to close on the payment of the HUD Guaranteed Section 108 Loan. If no, comment on the financial arrangements being proposed to service the existing City obligation under the HUD Guaranteed Section 108 Loan and anticipated time frame to close on those financial arrangements.***



The Evelyn Davis Project in partnership Save Store, LLC will provide full and immediate payment for the HUD Guaranteed Section 108 loan. The anticipated time frame to close on the payment will be no less than 60 and no more than 90 days from the date the proposal is approved by the City Council. The payment expected to be made will be approximately \$1.8M.

***Other information relating to redevelopment project that you would like the City to consider.***

Save Store, LLC

Ray Brown, co-owner and manager of the Save-A-Lot and Dollar Plus Store has approximately 20 years of experience in the management and operations in the grocery and retail business. Ray has held several meetings with the neighborhood associations. The following support the grocery and dollar store to be opened:

Riverbend President: Jeanne Johnson  
King Irving President: Joan Muldoon  
Mondamin President: Valarie Allen  
Forest Avenue Library Director: Linda Roe  
John R. Grubb YMCA Executive Director: Jamal Crawford  
Mercy Medical Center Sr. VP: Joseph LeValley  
Cheatom Park: Joe and Nina Kroger

Evelyn Davis Project

This proposal represents a unique opportunity to the city of Des Moines. If the proposal is approved, a significant outreach effort will be launched to continue to educate the community and neighborhoods about the project as well as to receive their insights, fully understand their needs, and to accept suggestions and feedback on how to make the project a success. Our ultimate concern is for those who are in great need for these services and stand to change their lives simply by walking through the door.

Please refer to the attached Evelyn Davis Project Workforce/Re-engagement Center Concept Paper for a detailed explanation of how all pieces of this project will work together.

Questions regarding this project should be directed to:

Barry Griswell  
President  
Community Foundation of Great Des Moines  
(515) 883-2409  
[griswell@desmoinesfoundation.org](mailto:griswell@desmoinesfoundation.org)  
(Evelyn Davis Project Aspects, General Partnership Questions)

Rob Denson  
President  
Des Moines Area Community College  
(515) 964-6638  
[rjdenson@dmacc.edu](mailto:rjdenson@dmacc.edu)  
(Evelyn Davis Project Aspects, General Partnership Questions)

Harold Lovelady  
President  
Associated Leasing of Iowa  
515-243-3664  
[harold@associatedleasingofiowa.com](mailto:harold@associatedleasingofiowa.com)  
(Save-A-Lot/Grocery Operation, Dollar Plus Store Operation, General Partnership Questions)

Ray Brown  
Co-Owner  
Save Store, LLC. and Save-A-Lot  
515-991-7749  
[raymay2@aol.com](mailto:raymay2@aol.com)  
(Save-A-Lot/Grocery Operation, Dollar Plus Store Operation, General Partnership Questions)

# THE EVELYN DAVIS PROJECT

## Workforce/Re-engagement Center Concept Paper

From Education through Training to Employment

**CONFIDENTIAL  
DRAFT**

*Prepared by:  
Cassandra Halls  
Project Manager*

(515) 473-4980  
c.halls@mchsi.com

Presented September 21, 2009  
Updated: September 30, 2009  
Updated: October 6, 2009  
Updated: December 10, 2009

## Overview

Evelyn Davis believed in possibilities and that every person has potential. Her passion in life was centered on improving the lives of those less fortunate by matching that potential with opportunity. Ms. Davis had one project in particular, a workforce initiative, in which she shared her vision of establishing a workforce center focused on helping people achieve employment by building skills through on-the-job training programs supported by employers. What is unique about this concept is matching the training opportunity with support services to ensure all aspects of life, both personal and professional, are addressed. While Ms. Davis is not here today to see this concept come to life, the work behind her idea has continued, the scope has expanded and is now coming to fruition.

## Purpose

Agencies within the inner city of Des Moines have struggled to provide all of the education, training and social services needed by the extremely diverse and rapidly changing populations of these neighborhoods. The inner city is plagued with the highest crime and dropout rates in the city as well as serving as a transitional area for ex-offenders and those who are homeless. This area continues to represent a melting pot of cultures, further requiring special attention and services beyond the traditional workforce.

As an example, data has shown residents of the inner city neighborhoods change at an extremely rapid pace. More than half of the neighborhood residents have lived in the area less than three years and are often in unstable family environments supported by various types of subsidies. This is a difficult population to engage because services are not well coordinated to address all of the universal challenges residents of these neighborhoods face.

For nearly 10 years the Annie E. Casey Foundation has funded research to help understand the trends within the inner city. They studied the people, economic factors and evaluated other project successes and failures. Because we have invested the time to compile and understand this data, the Evelyn Davis Project is a well-balanced solution addressing both social and workforce issues with an end result of economic and family stability.

While the issues of the inner city were the foundation for this project, we recognize the need for the services provided by this project are much broader. While individuals and families take small steps to improve their lives they may move from one area to another. However, their need for access to ongoing services will be important no matter their location within Central Iowa.

The development of the Evelyn Davis Project represents the strong magnitude of collaboration and support that has been assembled. Key leaders from the community and education and social services fields have jointly pursued the project. The core partners participating in the planning effort include:

- Community Foundation of Greater Des Moines
- Des Moines Area Community College
- Des Moines Public School System
- Greater Des Moines Partnership
- Iowans for Social and Economic Development/Annie E. Casey Foundation
- Iowa Employment Solutions
- Iowa Workforce Development
- United Way of Central Iowa

Many other neighborhood associations, non-profit organizations, businesses and industries have helped shape this concept and will continue to have an active role in bringing this project to reality. It is anticipated as the project continues to progress that the state of Iowa, city of Des Moines and Polk County will also be part of this collaboration.

## Project Description

The concept proposed by the Evelyn Davis Project is to mitigate unemployment, assess and improve skill sets, and provide educational opportunities matched with on-the-job training by creating a one-stop workforce center delivering enhanced services and supplemental wrap-around support. Clients of the center will receive integrated delivery of services from Iowa Workforce Development, direct placement assistance, wrap-around support services, training and access to education providers all in one visit. Advisors will be present to walk each client through the intake process and make sure they are enrolling in all of the benefits they are eligible for. This concept is especially critical in the inner city due to transportation issues.

The first step to be eligible for most employment opportunities is to have a solid foundation built on education. Education can come in many forms whether it is a basic literacy program or earning a GED, high school diploma, post secondary or other specialized credential programs. The Evelyn Davis Project has built in a re-engagement-to-education component as part of the center to cast a broad net to Central Iowans and develop an entry point back to education. By including the Re-engagement Center in this concept, we are providing easy access to all kinds of educational systems.

The Evelyn Davis Project will establish a bridge to employment by hosting corporate funded work pods. The work pod model will allow an employer to hire a candidate, provide on-the-job training and manage a probationary employment period all within the workforce center facility. Building skills and confidence of clients prior to placement in the regular work environment dramatically increases their rate of success in the workplace and likelihood of maintaining long-term, gainful employment.

Economic development is a top priority for the project location neighborhood. The neighborhood associations and local businesses have worked tirelessly to improve the housing stock, retain commercial business and redesign the major thoroughfares. It is the right time to be able to build on their investment. With their support the Evelyn Davis Project will be a great asset.

*Targeted Location and Demographics*

Location: Former Top Value Foods Location  
 801 University Avenue, Des Moines, IA  
 Total Square Footage of the Building Available: 35,000 sq. ft.

The former Top Value Foods location has been identified by project planners with multiple concepts in mind. It was important the selected site be able to accommodate the space requirements of the workforce center as well as the employer work pods. The next consideration to be made was to locate the facility within a widely utilized traffic pattern for private vehicles, public transportation and pedestrian travelers.

The former Top Value Foods location has been vacant for quite some time and has become an eyesore for the community. It is rapidly turning into a public nuisance for the police force because the building is an easy target for the homeless to loiter. Through our communication with the neighborhood associations, we understand their commercial development desires and have taken their suggestions seriously. This location provides us the space required for the workforce center needs and allows the opportunity to partner with the neighborhood for additional commercial/retail expansion.

This location provides ease of access being positioned directly off of Interstate 235 and University Avenue. We anticipate most visitors will come from neighborhoods within the inner city, however, having direct access to the interstate will expand our outreach to communities within the tri-county area including: West Des Moines, Johnston, Windsor Heights, Altoona, Pleasant Hill, Clive, Urbandale and many others.

*Demographics to be served:*

The profile of the workforce center client is very broad. The goal of the center is to provide services, both on-site and referral, to a host of personalities, cultures, demographics and generations that all face significant barriers to employment. We have identified 15 primary targets of the population to assist in providing education, training and connection to jobs. These populations include but are not limited to:

- Adults (Age 24 and above)
- Young Adults (Age 18 – 24)
- Minority Populations
- Homeless Individuals
- Retirees/Mature Workers
- Veterans
- Disabled Workers
- Unemployed
- Immigrant Workers
- Refugees
- Low-skilled Workers
- Underemployed Individuals
- Formerly Incarcerated
- Displaced Workers
- Those needing a pathway to education

Visitors will choose this workforce/re-engagement center due to the combination of the support services matched with on-the-job training opportunities. The most significant differentiator with this project compared to other workforce initiatives is the direct connection to employment.

Many other centers hope the end result for their clients will be employment; however the Evelyn Davis Project service providers will be held to achieving measurable outcomes. Further, with the employment work pods and the commercial aspects of the projects, the workforce center will offer onsite employment opportunities with identified career paths. This type of workforce employment model has been successful within Central Iowa in the past; however, it required greater diversity of partners and services to survive. We have learned from the past models and feel we have assembled the right partners to make the project sustainable.

For some, this center may serve as their last chance toward gaining employment and building a career. These individuals will require special attention and opportunity that today's traditional service centers cannot offer.

*Goals and Objectives*

The vision of the Evelyn Davis Project is:

“To create a multi-agency public and private re-engagement and workforce education, training and employment center located in the inner city of Des Moines serving the citizens of Central Iowa.”

*Support Services Provided:*

**TRAINING-TO-EMPLOYMENT CENTER**

- Workforce Intake and Assessment Center
- Traditional Iowa Workforce Development Services
- Client Case Management
- Placement Assistance
- Financial Literacy and Education
- Re-engagement with Education
- ESL
- Housing/Transportation
- Entrepreneurial Training
- DMACC Division of Community Outreach
- Small Business Incubator
- General Adult Literacy

Referrals will be made to other community-based organizations and support services not located at the workforce the center including: day care services, refugee services, immigrants, general relief, substance abuse, health and social services.

*Methodology*

The Evelyn Davis Project intends to invite service and training providers to participate by offering their assistance from this satellite location. Utilizing the proven Center for Working Families Model pioneered by the Annie E. Casey Foundation, we will co-locate multiple services, training providers and other programs together, developing new solutions to address gaps in services and programming as well as improve outreach efforts and access to clients.

