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Date July 13, 2015

RESOLUTION APPROVING \$3,000,000 COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY LOAN AND CONTRACT DOCUMENTS FOR DEVELOPMENT OF 60 UNITS OF HOUSING AT THE WILKINS BUILDING, 713 WALNUT WITH WILKINS REDEVELOPMENT, LLC. (Justin Doyle)

WHEREAS, the Iowa Economic Development Authority (IEDA) received Community Development Block Grant Program Disaster Recovery (CDBG-DR) Funds from P.L. 110-329, Second Federal Disaster Appropriation, to administer per a statewide allocation plan after the disasters of 2008; and

WHEREAS, on April 20, 2009, by Roll Call No. 09-645, the City of Des Moines entered into Contract 08-DRH-209 with IEDA to provide CDBG-DR funding for disaster relief in Des Moines; and

WHEREAS, in June 2010, the Alexander Company applied to the City for the use of \$3,000,000 of CDBG-DR funds for a multi-family rental housing development for the Younkers and Wilkins Buildings property located at 713 Walnut Street; and

WHEREAS, on June 28, 2010, by Roll Call No. 10-1096, the City Council approved submission of application to IEDA for \$3,000,000 of CDBG-DR funding on behalf of the above-referenced project, which funding was approved by IEDA; and

WHEREAS, on November 8, 2010, by Roll Call No. 10-1849, the City of Des Moines approved Major Amendment #4 to CDBG-DR Contract (08-DRH-209) between IEDA and the City to accept the \$3,000,000 award for the Younkers Housing Development; and

WHEREAS, on December 3, 2012, by Roll Call No. 12-1883, the City approved a \$3,000,000 CDBG-DR Agreement with the Alexander Company for the Younkers Housing Development; and

WHEREAS, the completion of the project as detailed in said CDBG-DR Agreement became impossible when the eastern half of the building was destroyed by fire on March 29, 2014; and

WHEREAS, IEDA agreed to retain the \$3,000,000 of CDBG-DR for renovation of the Wilkins Building for 60 residential housing units and retail space and on March 23, 2015, by Roll Call No. 15-1503, the City Council amended Contract 08-DRH-209 with IEDA to reflect the smaller project; and

WHEREAS, the Wilkins Building property is legally described as follows:

Lots Three (3) and Four (4) in Block One (1) in Fort Des Moines, now included in and forming a part of the City of Des Moines, Iowa

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and

The North/South alley lying Northerly of the Westerly extension of the South line of Lot Five (5) and lying Southerly of the Westerly extension of the North line of Lot Six (6) in Block One (1), in Fort Des Moines, now included in and forming a part of the City of Des Moines, Iowa

and

The Westerly three feet and six inches (3'-6") of Lots Five (5) and Six (6) in Block One (1) in Fort Des Moines, now included in and forming a part of the City of Des Moines, Iowa; and

WHEREAS, Blackbird Investments, LLC approached IEDA and City staff regarding a proposal to purchase the Younkers site from The Alexander Company and redevelop the Wilkins Building using the plans already approved by the City, the State Historic Society of Iowa and the National Parks Service; and

WHEREAS, IEDA required Blackbird Investments, LLC to submit a new application in order to consider approval of the transfer of the CDBG-DR funding from the Alexander Company to Blackbird Investments, LLC; and

WHEREAS, on May 18, 2015, by Roll Call 15-0827, the City Council directed staff to review the Blackbird Investments proposal and send a letter of support from the City and a confirmation by the City that the proposed project complies with CDBG-DR requirements; and

WHEREAS, on June 11, 2015, the City of Des Moines received notice from IEDA that all necessary documentation regarding Blackbird Investments application was acceptable and the City could proceed to transfer the funds from The Alexander Company to Blackbird Investments, LLC or its successor entity Wilkins Redevelopment, LLC.; and

WHEREAS, the historic redevelopment of the Wilkins Building as 60 units of housing and approximately 20,000 sq. ft. of commercial is in the best interest of the City of Des Moines.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the CDBG-DR Agreement and related documents, on file in the City Clerk's office, are hereby approved; the Director of the Community Development Department is hereby authorized and directed to execute and record said documents on behalf of the City; and the and the Director of the Community Development Department and his designee(s) are directed to administer and monitor the terms of the Agreement for compliance by Blackbird Investments, LLC.



Roll Call Number

Agenda Item Number

38B

Date July 13, 2015

(Council Communication No. 15-371)

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MAHAFFEY, MOORE, TOTAL, 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.

Mayor

City Clerk