

**Date** April 10, 2023

**APPROVAL OF ROUND THREE OF NEIGHBORHOOD COMMERCIAL REVITALIZATION (NCR) PROGRAM FUNDING, AND AUTHORIZING EXECUTION OF AGREEMENTS WITH NCR PROGRAM ROUND 3 FUNDING RECIPIENTS**

**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**, on November 23, 2020, by Roll Call No. 20-1894, the City Council approved the Neighborhood Commercial Revitalization (NCR) Program and Program policy, to be administered by the Office of Economic Development, to provide financial assistance pursuant to Iowa Code Chapter 15A as well as urban renewal financing (Iowa Code Chapter 403) 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**, ON August 22, 2022, by Roll Call No. 22-0610, the City Council Approved the expenditure of American Rescue Plan Act (ARPA) funds, including, among other items, \$800,000 for NCR Program funding for Round 3; and

**WHEREAS**, pursuant to said Roll Call and the NCR Program policy, the City’s Office of Economic Development received 15 eligible applications for the third round (“Round 3”) of NCR Program funding in February 2023, and thereafter the Program selection committee, comprised of staff from various City Departments, used the Program scoring criteria to competitively score all applications received and compiled a recommendation for approval of fourteen projects and funding amounts based on scoring and in accordance with the Council-approved NCR Program policy and the Program implementation guidelines, including but not limited to reimbursement eligibility requirements and capacity of the applicant to undertake the proposed project; and

**WHEREAS**, the NCR Program selection committee recommends the following applicants, projects, and funding amounts for Council approval, per the NCR Program Policy, for the Round 3 funding, as more fully described in the Council Communication submitted herewith:

- Uptown Partners Corp/Urban Development Corp – 4115/4119 University Avenue and adjacent parcel to east, grant amount: \$59,897.00;
- University Group LLC – 2706 Beaver Avenue, grant amount - \$26,820.00;
- Neighborhood Finance Corporation – 4908 Franklin Avenue, grant amount - \$52,520.00;



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- Joppa Experience LLC – 1829 6th Avenue, grant amount - \$60,763.00;
- Pints by Beth, LLC – 3601 6th Avenue, grant amount - \$46,285.00;
- 609 Green Room LLC – 609 Euclid Avenue, grant amount - \$51,754.00;
- 36 on 6th LLC – 3614 6th Avenue, grant amount - \$28,417.00;
- Delaney Enterprises LLC – 515 Euclid Avenue, grant amount - \$73,544.00;
- Sequel Architecture, PLC (Twenty Five Thirteen Woodland LLC) – 2513 Woodland Avenue, grant amount - \$22,900;
- Crème – 543 28th Street, grant amount - \$16,000.00;
- Christensen Development (Terrace Hill I LLC)– 2515 Grand Avenue, grant amount - \$113,000.00;
- Uptown Partners Corp/Urban Development Corp – 4118/4100/4040 University Avenue parcels, grant amount - \$48,000.00;
- Ashley’s Beauty Salon LLC – 501 E Army Post Road, grant amount - \$25,000.00; and
- Journey Credit Union – 2930 SE 14th Street, grant amount - \$75,000.00.

**WHEREAS**, in accordance with Roll Call No. 20-1894 and the NCR Program policy, 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, which contracts are to be in substantially the form on file in the office of the City Clerk with each of the applicants, and for the projects and in the funding amounts, as specified above and in the accompanying Council Communication.

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

1. The NCR Program Round 3 funding is hereby approved for the applicants, and for the projects and in the grant amounts, as outlined above and in the accompanying Council Communication.
2. The City Council hereby authorizes and directs the Mayor and the City Clerk to execute and attest, respectively, the NCR Program agreement between the City and the applicants/grantees listed above, in substantially the form on file with the City Clerk and following final approval as to form by the City Legal Department.
3. The City Manager or his designee is authorized to execute NCR Program agreements between the City and any applicants/grantees approved above with a grant amount less than \$50,000.00.
4. The Office of Economic Development is authorized and directed to administer said NCR Program agreements; the Finance Department is authorized to execute all necessary checks to provide grant funding via reimbursement request as set forth in said agreements following request by the Office of Economic Development; and the City Manager is authorized to approve and execute non-substantive amendments to said agreements and to present any substantive amendments to said agreements to City Council for consideration and approval.



**Roll Call Number**

**Agenda Item Number**

27

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(Council Communication No. 23-192)

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

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				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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