



*** DES MOINES CITY COUNCIL MEETING REPORT ***

The City Council took the following action on items listed in the attached meeting agenda summary. Copies of ordinances, resolutions and other Council action may be obtained from the City Clerk's Office (515) 283-4209. The six-digit number beginning with '15-' preceding each item on the agenda is a roll call number assigned by the City Clerk. Please refer to this number when requesting information or copies.

SUMMARY OF DES MOINES CITY COUNCIL MEETING
City Hall, Kofu Conference Room
400 Robert D. Ray Dr.
Des Moines, Iowa 50309

January 30, 2015 8:00 AM

- [15-0154](#) 1. ROLL CALL: **Present: Cownie, Coleman, Gatto, Gray, Hensley, Mahaffey and Moore.**
- [15-0155](#) 2. APPROVING AGENDA, AS PRESENTED AND/OR, AS AMENDED: **Moved by Moore to adopt. Motion Carried 7-0.**
- [15-0156](#) 3. Recess and reconvene in closed session pursuant to Section 21.5, subsection 1, Paragraph i of the Iowa Code, to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. **Moved by Moore to adopt. Motion Carried 7-0.**
- [15-0157](#) 4. CLOSED SESSION – Interviews with Police Chief Candidates.
- [15-0158](#) 5. Terminate closed session and reconvene in open session. **Moved by Coleman to adopt. Motion Carried 7-0.**

6. Approving support for Workforce Housing Tax Credit Benefit Applications to be submitted to the Iowa Economic Development Authority for the following: ([Council Communication No. 15-043](#))

[15-0159](#)

- (A) [Christ](#) the King Senior Housing II, LLP (Chris Aldinger, Business Manager, Christ the King, 5711 SW 9th Street, Des Moines, IA 50315) for a \$4,200,000 project constructing 26 housing units at 5602 SW 9th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0160](#)

- (B) [Eagle](#) View Lofts, LLC (Troy Hansen, Hansen Real Estate Services, 5665 Greendale Road Suite A, Johnston, IA 50131) for a \$1,600,000 project constructing 120 housing units at SE 6th and Shaw. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0161](#)

- (C) [PerCol](#) Holdings, LLC (Julian Caselli, President, Tech Construction Corp, 6350 Coachlight Drive, Unit 1208, West Des Moines, IA 50266) for a \$1,200,000 project rehabilitating 15 housing units at 702 20th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0162](#)

- (D) [Bronson](#) Partners, LLC (Tim Rypma, Member, 102 Court Avenue, Suite 204, Des Moines, IA 50309) for a \$3,800,000 project constructing eight (8) housing units at 1417 Walnut Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0163](#)

- (E) [219](#) East Grand Ave LLC (Tim Rypma, Member, 102 Court Avenue, Suite 204, Des Moines, IA 50309) for a \$20,182,924 project constructing 90 housing units at 219 East Grand Avenue. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0164](#)

- (F) [Edge](#) at Gray's Landing, LLC (Chris Sherman, Vice President, Sherman & Associates, 233 Park Avenue South, Suite 201, Minneapolis, MN, 55415) for a \$14,500,000 project constructing 90 housing units at 406 SW 9th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0165](#)

- (G) [4000](#) Ingersoll Associates, LP (Frank Levy, President, Newbury Management Company, 3408 Woodland Avenue, Suite 504, West Des Moines, IA 50266) for an \$8,700,000 project constructing 34 housing units at 4050 Ingersoll Avenue, 4018-20 Ingersoll Avenue, and 526 40th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0166](#)

- (H) [12th](#) Street Lofts, LLC: (Dan Cornelison, General Counsel and Managing Member, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA 50266) for a \$7,400,000 project constructing 30 housing units at 121 12th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0167](#)

- (I) [Hubbell](#) Tower II, LLC (Dan Cornelison, General Counsel and Managing Member, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA 50266) for an \$8,300,000 project constructing 62 housing units at 206 9th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0168](#)

- (J) [Harbach](#) Building, LLC (Angie Pfannkuch, Olsson Associates, 7157 Vista Drive, West Des Moines, IA 50266) for a \$14,000,000 project constructing 62 housing units at 300 SW 5th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0169](#)

- (K) [420](#) Court Ave, LLC (Stuart Ruddy, General Counsel, Knapp Properties, 5000 Westown Parkway Suite 400 West Des Moines, IA 50266) for a \$ 29,960,000 project constructing 81 housing units at 420 Court Avenue. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0170](#)

- (L) [Nelson](#) Development, LLC (Mike Nelson, Nelson Construction and Development, 218 6th Avenue Suite 200, Des Moines, IA 50309) for a \$17,400,000 project constructing 154 housing units at 1405 SE 1st Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0171](#)

- (M) [Caselli](#) Holdings, Inc. (Julian Caselli, President, Tech Construction Corp, 6350 Coachlight Drive, Unit 1208, West Des Moines, IA 50266) for a \$625,000 project constructing five (5) housing units in the vicinity of 8th Street and Washington. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0172](#)

- (N) [Market](#) District One, LLC (Matt Connolly, owner, 3521 Beaver Avenue, Des Moines, IA 50310) for a \$7,761,960 project constructing 55 housing units at 401 SE 6th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0173](#)

- (O) [Southridge](#) Senior Lofts, LLC (Peter Schwiegeraht, Miller Valentine Group, 9349 Water Stone Boulevard, Cincinnati, OH 45249) for an \$8,910,092 project constructing 52 housing units at SE 5th Street and East Army Post Road. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0174](#)

- (P) [Bryn](#) Mawr Apartments Associates LP (Frank Levy, President, Newbury Management Company, 3408 Woodland Avenue, Suite 504, West Des Moines, IA 50266) for a \$2,500,000 project constructing 30 housing units at 511 29th Street. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

[15-0175](#)

- (Q) [Mercy](#) College Student Housing Associates LP (Frank Levy, President, Newbury Management Company, 3408 Woodland Avenue, Suite 504, West Des Moines, IA 50266) for a \$10,000,000 project constructing 80 housing units at 921 6th Avenue. **Moved by Hensley to approve, subject to the projects being required to meet all other City requirements, including without limitation, local funding and zoning; and acknowledging that the Council had to act without the normal detailed review, but did so in an effort to aid the applicants and improve the quality of life in Des Moines and further did so with the understanding that the process will be more refined and complete prior to additional submissions for the program. Motion Carried 7-0.**

EXTRA ITEMS

[15-0176](#)

1. [Motion](#) to reconsider Resolution 15-0085 from January 26, 2015 regarding item B, Fast Mart, 1621 University Avenue. Sponsor: Council Member Gray. **Moved by Gray to adopt. Motion Carried 6-1. Nays: Coleman.**

[15-0177](#)

- (A) [Consideration](#) of new Class E Liquor License with C Beer and B Wine privileges for Fast Mart, 1621 University Avenue. **Moved by Gray to approve. Motion Carried 5-2. Nays: Cownie and Coleman.**

[15-0178](#)

2. Recess and reconvene in closed session pursuant to Section 21.5, subsection 1, Paragraph i of the Iowa Code, to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. **Moved by Moore to adopt. Motion Carried 7-0.**

[15-0179](#)

3. CLOSED SESSION. **Council Member Coleman left the meeting during this item.**

[15-0180](#)

4. Terminate closed session and reconvene in open session. **Moved by Moore to adopt. Motion Carried 6-1. Absent: Coleman.**

[15-0181](#)

7. MOTION TO ADJOURN. **Moved by Moore to adjourn at 12:18 PM. Motion Carried 6-1. Absent: Coleman.**

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