

**CITY COUNCIL
COMMUNICATION:**

03-600

AGENDA:

DECEMBER 22, 2003

SUBJECT:

EAST VILLAGE
PARTNERS, LLC
ENTERPRISE ZONE
APPLICATION

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS —

On the December 22, 2003 Council agenda is a roll call that recommends approval of East Village Partners, LLC's application for Enterprise Zone benefits. Tony DeAngelo is the CEO and Manager of East Village Partners and is authorized to sign the Enterprise Zone application. The office of East Village Partners is located at 5813 Waterbury Circle, Des Moines, Iowa.

The project to be located at East 4th and East Locust will consist of a mixed-use building with a total of 35 residential units—31 condominiums and four apartments. The three-story building will have retail on the ground floor and underground parking.

FISCAL IMPACT —

East Village Partners, LLC will be eligible for up to \$528,490 of investment tax credits as well as \$112,934 in sales tax refund from the State of Iowa Enterprise Zone Program.

RECOMMENDATION —

Approval.

BACKGROUND —

On May 19, 2003, by Roll Call No. 03-1169, the Council approved Preliminary Terms of Agreement for the construction of a mixed-use development on the site of the former Betts Hardware Store. The Soho East Lofts will consist of the construction of a three-story building with a retail ground floor and condominium units on the second and third floors of the building. The project will have an underground parking garage with parking to be available for each of the condominium units.

The total project cost is \$6,943,205. This project will provide housing opportunities for the downtown workforce; more people living in the area will contribute to the vitality of the area. The commercial space in the development will serve the residents and businesses of the neighborhood as well as the larger market area.

The project meets the Enterprise Zone housing program requirements of rehabilitating or constructing three multi-family units. Construction will be completed within two years from the start of construction and will meet all applicable quality and local safety standards.

The East Side Alliance, a consortium of East Des Moines neighborhood and business groups, supports this project.