



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 12/20/04
04-624

Communication No.:

Agenda Item Type: Resolution
No.:

Roll Call

Submitted by: Richard Clark, Deputy City Manager

SUBJECT—

Approving Mulberry Lofts, L.L.C.'s application for Enterprise Zone benefits for a project in Des Moines.

SYNOPSIS—

Approval of Mulberry Lofts, L.L.C.'s application for Enterprise Zone benefits. Richard Sontgerath is the President of Heritage Affordable Housing, the manager of Mulberry Lofts, L.L.C. The office of Mulberry Lofts, L.L.C. is at 1932 First Avenue, Suite 800, Seattle, Washington.

The project will consist of the construction of 43 condominium units at 112 11th Street.

FISCAL IMPACT—

Mulberry Lofts, L.L.C. will be eligible for up to \$510,635 of investment tax credits as well as \$97,500 in sales tax refund from the State of Iowa Enterprise Zone Program.

RECOMMENDATION—

Approval

BACKGROUND—

This project proposes to rehabilitate the warehouse/office building located at 112 11th Street into 43 condominium units. The total project cost is \$5.63 million. The project will bring new residents to the western section of downtown.

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 Downtown Des Moines Neighborhood Association has reviewed the project and has submitted letters of support.