

Date October 21, 2013

RESOLUTION APPROVING PRELIMINARY TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH EAST VILLAGE TOWER PARTNERS, LLC, FOR THE REDEVELOPMENT OF 600 EAST 5th STREET IN THE METRO CENTER URBAN RENEWAL AREA

WHEREAS, East Village Tower Partners, LLC, represented by Jake Christensen of Christensen Development, its Managing Member, has proposed a \$9.5 million project to redevelop the existing building at 600 E. 5th Street into 103 market rate residential units and first floor restaurant space, and to construct an additional 12 to 16 townhome units on the western portion of the site fronting on East 4th Street; and,

WHEREAS, the existing building consists of senior apartment units that are more than 50% vacant and a skilled nursing facility, and needs complete replacement of the existing heating and cooling systems as well as substantial work to remove asbestos, replace pavement and address stormwater management issues on the site; and,

WHEREAS, the Office of Economic Development has negotiated preliminary terms of agreement with East Village Tower Partners, LLC, that will provide for the City to pay an Economic Development Grant as a backstop to the Iowa Brownfield-Grayfield Tax Credits sought by the project, with the grant to be paid in ten annual installments having a net present value of \$1,050,000, reduced by the value of any such credits received by the project, all as more specifically described in the accompanying Council Communication.

MOVED by _____ to receive, file and approve the preliminary terms of agreement as set forth in the accompanying Council Communication, and to direct the City Manager to proceed with negotiation of a formal agreement with East Village Tower Partners, LLC, consistent with the terms set forth in the accompanying Council Communication.

FORM APPROVED:

(Council Communication No. 13-513)

Roger K. Brown
Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk