



Date May 9, 2022

**RESOLUTION APPROVING PRELIMINARY TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH ONESPEED DSM, L.L.C., LLC FOR THE RENOVATION AND CONVERSION OF THE EXISTING AUTO REPAIR SHOP LOCATED AT 303 SCOTT AVENUE INTO A CRAFT BREWING SPACE**

**WHEREAS**, ONESPEED DSM, LLC (“Developer”), represented by Jake Christensen, Managing Manager, proposes to undertake a conversion of the existing 9,207 square-foot auto repair shop located at 303 Scott Avenue into a craft brewing space (collectively “Improvements”) in the Metro Center Urban Renewal Area; and

**WHEREAS**, construction of the Improvements is anticipated to be commenced in summer 2022 and completed in spring 2023 at an estimated total project cost of \$5,400,000.00, subject to receipt of the financial assistance identified below; and

**WHEREAS**, the Developer seeks reimbursement from the taxable building valuations (exclusive of land) in 95% for fifteen (15) years and \$38,000 per year for ten (10) years from tax increment generated by the Metro Center TIF district; and

**WHEREAS**, the non-project generated incentive will be structured as a forgivable loan, absolved when the tax receipts exceed the incentive paid; and

**WHEREAS**, the projected total amount of TIF assistance is estimated at \$949,490 on a cash basis; and

**WHEREAS**, the Developer has provided the Office of Economic Development with a financial analysis of the project, indicating a gap between actual project costs and the project appraisal and seeks this financial assistance package to be provided from project generated tax increment as more specifically described 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 City Council hereby approves the preliminary terms of agreement as set forth in the accompanying Council Communication; and
1. Directs the City Manager or his designee to negotiate final terms of agreement for future consideration by the City Council.



Roll Call Number

\_\_\_\_\_

Agenda Item Number

\_\_\_\_\_ 39

Date May 9, 2022

(Council Comm. No. 22-227)

MOVED BY \_\_\_\_\_ TO ADOPT.

SECOND BY \_\_\_\_\_.

APPROVED AS TO FORM:

/s/ Lisa A. Wieland  
Lisa A. Wieland  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, P. KAY CMELIK, 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