



Agenda Item:

032

COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 10/11/04

Communication No.: 04-502

Agenda Item Type: Resolution

Roll Call No.:

Submitted by: Richard Clark, Deputy City Manager

SUBJECT—

Resolution approving issuance of certificate of completion for Water Street Brownstones.

SYNOPSIS—

This resolution is to certify the completion of the construction of Water Street Brownstones, Water Street and Vine Street, Des Moines. This action is required under the Development Agreement between the City and the Developer (Water Street Brownstones LLC, George Sherman, President and Owner, Sherman Associates, 233 Park Avenue South, Minneapolis, Minnesota).

The Developer has completed the construction of the improvements at a cost over \$10 million.

FISCAL IMPACT—

Per the Development Agreement approved by Council on April 12, 2002 and amended on July 28, 2003, the City's project participation is \$1,027,500 in the form of a grant. In exchange for receiving this grant, the developer was required to build 34 condominium units as well as all associated public improvements.

Council's issuance of the Certificate of Completion will trigger the final payment of \$68,023.75 to the Developer.

RECOMMENDATION—

Approval

BACKGROUND—

On April 12, 2002, by Roll Call No. 02-953, City Council approved a Development Agreement between the City and the Developer (Water Street Brownstones LLC) for the constructions of the 34 condominiums at Water Street and Vine Street, Des Moines. Following a catastrophic fire in April 2003, the Council amended the Development Agreement by Roll Call 03-1755 approved on July 28, 2003.