



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 03/07/05
No.: 05-109
Agenda Item Type: Resolution
No.:

Communication

Roll Call

Submitted by: Richard Clark, Deputy City Manager

SUBJECT—

Resolution Approving Verde Partners, LLC's Application for Enterprise Zone Benefits for a Project in Des Moines.

SYNOPSIS—

On the March 7, 2005 Council agenda is a roll call that recommends approval of the Enterprise Zone application for benefits by Verde Partners, LLC, Robert Bergazyn, and 2880 Grand Avenue, Des Moines, Iowa.

The project will consist of the conversion of the office/warehouse building at 111 10th Street (fka the Look Building) into 64 condominium units, 1 resident manager's apartment and two hospitality suites.

FISCAL IMPACT—

Verde Partners, LLC will be eligible for up to \$924,000 of investment tax credits (the developer does not plan to utilize the tax credits) as well as \$180,000 in sales tax refund from the State of Iowa Enterprise Zone Program.

RECOMMENDATION—

Approval

BACKGROUND—

The project at 111 10th Street is a proposed conversion of a vacant office/warehouse building into 64 condominium units, 1 resident manager's apartment and two hospitality suites. The total project cost is \$13 million.

The project meets the EZ 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 reviewed the project in February 2005 and has submitted a letter of support.

