



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 08/08/05
448

Communication No.: 05-

Agenda Item Type: Resolution

Roll Call No.:

Submitted by: Richard Clark, Acting City Manager

SUBJECT—

Resolution approving first amendment to the Development Agreement with Court Avenue Partners I, L.P. for Court Avenue Apartments, aka Spaghetti Works, (Court Avenue Partners I, L.P., Rick Tollakson, Hubbell Realty, 6900 Westown Parkway, West Des Moines), a project containing at least 52 residential apartment units in the upper three stories of 308 Court Avenue.

SYNOPSIS—

On the August 8, 2005 Council agenda is a resolution approving an amendment to the Urban Renewal Development Agreement with Court Avenue Partners I, L.P. for the rehabilitation of the Spaghetti Works building. Under the terms of the original Agreement, the City made available up to 75 off-street parking spaces for 20 years. The Amendment changes this count to 25 spaces for 20 years and 50 spaces for 40 years. This parking may be accommodated within the boundaries of the attached map.

The developer requested the change to better match the terms of the project's financing requirements.

FISCAL IMPACT—

This action does not change the City's financial obligations for this project.

RECOMMENDATION—

Approval

BACKGROUND—

On November 8, 2004 by Roll Call 04-2448, the City Council approved an Urban Renewal Development Agreement with Court Avenue Partners I, L.P. for the rehabilitation of the property located at 308 Court Avenue and generally known as the Spaghetti Works building. The Developer proposes to convert the upper 3 stories of the building into 52 apartments. The total construction cost is over \$10 million.

On May 23, 2005 by Roll Call 05-1274, the City Council approved the Court Avenue Apartments conceptual development plan.

On August 3, 2005 the City received the attached letter from Rick Tolakson. With approval of the First Amendment to the Urban Renewal Development for the Metro Center Urban Renewal Project Hubbell Realty Company is prepared to move forward with the rehabilitation of the Spaghetti Works Building and project disposition parcel no. 99A (4th & Court Project). The final step will be approval of Hubbell Realty Company’s Low Income Housing Tax Credits application at the September 7th Iowa Finance Authority Board of Director’s meeting.

Map of Permitted Parking Locations

