	Council Communication	Date	February 20, 2006
	Office of the City Manager	**Agenda Item No.** 31 **Roll Call No.** <u>06-</u> **Communication No.** <u>06-080</u> **Department: Economic Development**	

CITY OF DES MOINES

AGENDA HEADING:

Resolution approving the High Land Company, LLC application for Enterprise Zone benefits in the Ingersoll Enterprise Zone

RECOMMENDATION:

Recommend approval of the application to the Des Moines Enterprise Zone Commission and to the Iowa Department of Economic Development.

FISCAL IMPACT:

The High Land Company, LLC will be eligible to receive up to $1,932,000 in investment tax credits and $538,650 in a sales tax refund from the State of Iowa Enterprise Zone Program.

ADDITIONAL INFORMATION:

The High Land Company, LLC (John C. Kline, Manager, 2171 Grand Avenue, West Des Moines, IA 50265) plans to construct 138 market-rate condominiums on the former Thompson Trust property located at 2019 Ingersoll Avenue. One- and two-bedroom units will be offered for sale in a three-story building with underground parking. The total project cost is estimated at $22.7 million.

Currently, the project is in the construction document stage. The High Land Company, LLC has acquired the site and is in process of applying for Enterprise Zone tax benefits.

The project meets the Enterprise Zone Program requirements of rehabilitating or constructing at least four-single-family units. Construction is projected to begin in March/April 2006 and be completed in September 2007. The project will meet all applicable quality and local safety standards.

On February 13, 2006, the Sherman Hill Neighborhood Association provided a letter of support for the project with the understanding that the developer will continue to work with the neighborhood on land use and appearance issues. The Enterprise Zone Commission is anticipated to meet in March 2006 to take action on the project.

PREVIOUS COUNCIL ACTION(S):

<u>Date</u>:   N/A

<u>Roll Call Number</u>:

<u>Action</u>:

BOARD/COMMISSION ACTION(S):

<u>Date</u>:   N/A

<u>Roll Call Number</u>:

<u>Action</u>:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

N/A