



**Council  
Communication**  
Office of the City Manager

<b>Date</b>	March 20, 2006
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<b>Agenda Item No.</b>	41
<b>Roll Call No.</b>	<u>06-</u>
<b>Communication No.</b>	<u>06-132</u>
<b>Submitted by: Richard A. Clark,</b>	

**AGENDA HEADING:**

Resolution approving the East Village Court, LLC application for Enterprise Zone benefits for a project in the Des Moines Gateway Enterprise Zone.

**SYNOPSIS:**

East Village Court, LLC (Tom Howard, Member, 1130 Westbrooke Drive, Waukee, IA 50263) is requesting approval of its application for enterprise zone benefits regarding an approximate \$1.2 million project (residential costs only) to convert the second floor of 301 E. Court Avenue in the Des Moines Gateway Enterprise Zone into nine residential condominiums.

**FISCAL IMPACT:**

There is no fiscal impact to the City.

Amount: \$100,000 (Investment Tax Credit) and \$25,000 (Sales Tax Refund)

Funding Source: State of Iowa Enterprise Zone Program

**ADDITIONAL INFORMATION:**

This project meets the Enterprise Zone Program requirements of rehabilitating or constructing at least four single-family units. Construction is projected to commence in April 2006 and be completed in one year. The project will meet all applicable quality and safety standards.

On March 2, 2006, the Historic East Village, Inc. Neighborhood Association provided a letter of support for the project. The Enterprise Zone Commission is anticipated to meet in late March/early April 2006 to take action on the project.

**PREVIOUS COUNCIL ACTION(S):**

Date: March 6, 2006

Roll Call Number: 06-448

Action: On request from ST Investments to rezone property at 301 E. Court Avenue from “M-1” (Light Industrial) to “C-3” (Central Business) to allow renovation and expansion of structure for mixed-use residential and commercial use, subject to conditions. (Council Communication No. 06-128). Moved by Brooks that this ordinance be considered and given second vote for passage. Motion Carried 6-1.

**BOARD/COMMISSION ACTION(S):**

Date: January 19, 2006

Roll Call Number: N/A

Action: Plan & Zoning Commission recommended rezoning property from M-1 to C-3

Date: March 2, 2006

Roll Call Number: N/A

Action: Plan & Zoning Commission recommended (1) vacation of air rights above the southern portion of E. Court Avenue and the eastern portion of E. 3<sup>rd</sup> Street, and (2) vacation of the north/south alley adjoining the property to the east.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

On March 20, 2006, Council will also consider the Plan & Zoning Commission’s recommendations related to the air rights and alley vacations.