



**Council  
Communication**  
Office of the City Manager

**Date**

April 10, 2006

**Agenda Item No.** 41

**Roll Call No.** ~~06-~~

**Communication No.** 06-189

**Submitted by:** Richard A. Clark, City Manager

**AGENDA HEADING:**

Resolution Approving a Predevelopment Loan Program Loan in an amount not to exceed \$12,125.00 for proposed renovations to 512-526 East Grand Avenue, Des Moines, IA.

**SYNOPSIS:**

Recommend approval of a predevelopment loan to RE Properties, LLC (Tim Rypma, 500 East Locust, Des Moines, IA and Zack Eubank, 107 Lincoln Place Drive, Des Moines, IA are Managing Members), the new owner of the commercial buildings located at 512 - 526 East Grand Avenue. The owner is proposing historical renovations to the buildings' facades and interior renovations to the street level commercial spaces and second floor residential spaces.

**FISCAL IMPACT:**

Amount: \$12,125

Funding Source: Fiscal Year 2005-06 Operating Budget, Economic Development Enterprise, Page 350 (SP743 CMO980717).

**ADDITIONAL INFORMATION:**

The predevelopment loan will fund up to 50% of the initial costs associated with structural review, condition assessments, architectural evaluations, master plans, building code research and review, photo documentation and historical research, exterior renderings and elevations, and preliminary cost estimates for all four buildings. The loan will be repaid from permanent project financing for the final improvements. A Predevelopment Loan Agreement will be drafted and submitted for review and approval to Corporate Counsel. Upon Corporate Counsel approval, the City Manager is authorized to execute the Predevelopment Loan Agreement and requisition funds. The loan will be administered by the City of Des Moines Office of Economic Development.

**PREVIOUS COUNCIL ACTION(S): NONE**

Date:

Roll Call Number:

Action:

**BOARD/COMMISSION ACTION(S): NONE**

Date:

Roll Call Number:

Action:

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**