



Council Communication

Office of the City Manager

Date February 26, 2007

Agenda Item No. 37
Roll Call No. 07-
Communication No. 07-089
Submitted by: Matthew A. Anderson
Economic Development Administrator

AGENDA HEADING:

Resolution Approving Issuance of Certificate of Completion for the Spaghetti Works Building and Authorizing Payment of Economic Assistance.

SYNOPSIS:

Court Avenue Partners I, L.L.L.P. (Rick Tollakson, President and CEO, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA 50266) has submitted the documentation required to demonstrate completion of its development pursuant to the City's November 8, 2004 Urban Renewal Development Agreement. City Staff has inspected the project and has confirmed that the terms of the Agreement have been satisfied.

FISCAL IMPACT:

Amount: There is no directed fiscal impact associated with this action. Per the November 8, 2004 Development Agreement, this action will initiate the installments of an economic development assistance package totaling \$2,213,027. With the approval of this action, the first installment (\$1,000,000) will be released. Remaining installments are spread over a 17-year period.

Funding Source: Adopted CIP FY2006 – FY2011, Page 99, CP065, CMO990000, URR030. (This project has been reassigned account code URR098 in the proposed FY2006 – FY2012 budget.)

ADDITIONAL INFORMATION:

The Court Avenue Lofts project included the residential conversion and renovation of the upper floors of the Spaghetti Works building at 308 Court Avenue. The renovation features 51 apartments in the long-vacant space above Spaghetti Works restaurant. Residents began moving into the building at the first of the year and the project is approximately 70% leased.

The Development Agreement approved by City Council on November 8, 2004, authorized a \$2,213,027 economic development grant to assist the project. Issuance of the Certificate of Completion certifies the Developer's compliance with the construction obligations under the Development Agreement and releases the first installment totaling \$1,000,000. Remaining installments are spread over a 17-year period.

PREVIOUS COUNCIL ACTION(S):

Date: November 7, 2005

Roll Call Number: 05-2680

Action: Second Amendment of Development Agreement with Court Avenue Partners I. L.P. and Court Avenue Investors, Inc. (Spaghetti Works Building at 308 Court Avenue). ([Council Communication No. 05-640](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: August 8, 2005

Roll Call Number: 05-1971

Action: First Amendment to the Development Agreement with Court Avenue Partners I, L.P. for Court Avenue Apartments, rehabilitation of the Spaghetti Works Building, 308 Court Avenue. ([Council Communication No. 05-448](#)) Moved by Hensley to adopt. Motion Carried 6-1. Pass: Cownie.

Date: May 23, 2005

Roll Call Number: 05-1274

Action: 35. Conceptual Development Plans for the following:

(B) Court Avenue Apartments, 308 Court Ave., Spaghetti Works Building. (Council Communication No. 05-297) Moved by Hensley to adopt. Motion Carried 7-0.

(1) Communication from Urban Design Review Board recommending approval. Moved by Hensley to adopt. Motion Carried 7-0.

Date: November 8, 2004

Roll Call Number: 04-2448

Action: Approving Urban Renewal Development Agreement with Court Avenue Partners I, L.P. for Spaghetti Works Building. ([Council Communication No. 04-580](#)) Moved by Hensley to adopt. Motion Carried 5-1-1. Nays: Brooks. Pass: Vlassis.

BOARD/COMMISSION ACTION(S):

Date: May 17, 2005

Roll Call Number: N/A

Action: Urban Design Review Board recommended approval of the Conceptual Development Plan.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE