



# Council Communication

Office of the City Manager

Date June 9, 2008

Agenda Item No. 44  
Roll Call No. 08-  
Communication No. 08-343  
Submitted by: Matt Anderson,  
Economic Development Administrator

## AGENDA HEADING:

Resolution Approving the R.E. Properties, LLC (Timothy Rypma, 512 ½ East Grand #203, Des Moines, Iowa 50309) Application for Enterprise Zone Benefits for a housing project in the Des Moines Gateway Enterprise Zone.

## SYNOPSIS:

Recommend approval of an application from R.E. Properties, L.L.C. for Enterprise Zone benefits for a \$2,171,000 project that will include rehabilitation of eight residential apartments in the Gateway Enterprise Zone.

## FISCAL IMPACT:

These are State of Iowa tax credits and have no impact on the general fund of the City of Des Moines. The project is located in an area eligible for 10-year 100% tax abatement for residential housing.

Amount: \$112,000 Investment Tax Credit; \$55,000 Sales Tax Refund

Funding Source: State of Iowa Enterprise Zone Program

## ADDITIONAL INFORMATION:

The project is the rehabilitation of eight rental units original to the second stories of the Baker-De Votie Hollinsworth buildings at 512-524 East Grand Avenue in the East Village. The buildings were originally constructed between 1878-1890. In 2007, the Studio Block Project was initiated to restore this historic block and reinstate the original mixed use purpose of residential units above retail and entertainment venues.

The planned renovations include interior partitions being restored to original plaster walls, replacement of all electrical and HVAC systems, updated baths, kitchens, appliances, hardwood floors, and exterior plaster restoration and brick cleaning. The studio apartment units will average 1600 square feet and will be offered at current market rates.

The buildings will be further rehabilitated at the street and basement levels with façade restoration, an underground parking garage, and a renovated pedestrian alley.

The R.E. Properties, LLC project meets the Enterprise Zone requirements of rehabilitating or constructing a minimum of four single-family homes or one multi-family dwelling of 3 or more

units. The project will be scheduled to begin in July 2008 and be completed by December 2008. The project will comply with all applicable housing quality and local safety standards.

The Downtown Neighborhood Association will review the project at its June 2008 meeting.

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

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

The Enterprise Zone Commission is anticipated to meet June 12, 2008, to take action on the project and staff will forward the application to the Iowa Department of Economic Development.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).