

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	November 24, 2008
	<b>Agenda Item No.</b> 20 <b>Roll Call No.</b> <u>08-</u> <b>Communication No.</b> <u>08-698</u> <b>Submitted by: Matt Anderson</b> <b>Economic Development Administrator</b>	

**AGENDA HEADING:**

Approving issuance of a Certificate of Completion for Esther Hall (a/k/a Hawthorn Hill) at 921 Pleasant Street pursuant to the Urban Renewal Development Agreement.

**SYNOPSIS:**

Chestnut Hills Limited Partnership (Gary Stenson, President, MetroPlains, 1600 University Avenue, Suite 212, St. Paul, MN 55104) has completed the historic restoration of Hawthorn Hill Apartments pursuant to the terms of the October 9, 2006 Urban Renewal Development Agreement. Pursuant to the Agreement, MetroPlains has requested the issuance of the Certificate of Completion and City staff recommends such approval be granted.

**FISCAL IMPACT:**

Amount: Issuance of the Certificate of Completion will cause payment of the previously approved \$250,000 Economic Development Loan.

Funding Source: Metro Center Urban Renewal Area tax increment financing proceeds.

**ADDITIONAL INFORMATION:**

Built circa 1922, the Proudfoot, Bird, and Rawson-designed building originally housed the Women’s Home Missionary Society. The building has served multiple uses in its lifetime and has also been known as Ester Hall and Hawthorn Hill. MetroPlains has restored the building to house a total of 43 one, two, and three bedroom units. 34 units will be rented to residents with an income less than 50% of the area median income. Nine units will be rented to residents with an income less than 40% of the area median income. Residents have already begun moving into the building and leasing activity has been swift.

**PREVIOUS COUNCIL ACTION(S):**

Date: October 9, 2006

Roll Call Number: 06-2010

Action: Approving Urban Renewal Development Agreement and HOME Investment Partnership Agreement with Chestnut Hills Limited Partnership, and approving proposed Conceptual Development

Plan for renovation of Esther Hall. (Council Communication No. 06-652) Moved by Hensley to adopt. Motion Carried 6-0.

Date: November 7, 2005

Roll Call Number: 05-2683

Action: Support of application by Chestnut Hills Limited Partnership for rehabilitation of 43 units of Family Housing at 921 Pleasant (Hawthorne Hill Building). Moved by Vlassis to adopt. Motion Carried 7-0.

Date: October 24, 2005

Roll Call Number: 05-2558

Action:The Chestnut Hills, LP, Hawthorn Hill Building, 921 Pleasant Street, application for enterprise zone benefits for a project in the Des Moines Gateway Enterprise Zone. (Council Communication No. 05-607) Moved by Vlassis to approve. Motion Carried 7-0.

Date: June 7, 2004

Roll Call Number: 04-1117

Action: Approving the recommendation of the Landmark Review Board, to issue a Certificate of Appropriateness for alterations to Esther Hall, 921 Pleasant Street. (Council Communication No. 04-271) Moved by Hensley to adopt. Motion Carried 7-0.

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

Date: August 15, 2006

Roll Call Number: N/A

Action: The Urban Design Review Board recommended approval of the tax increment financing assistance for Hawthorn Hill

Date: August 15, 2006

Roll Call Number: N/A

Action: Landmark Review Board voted 11-0-1 in support of a motion to recommend issuance of a Certificate of Appropriateness for the proposed exterior alterations to the building, subject to the conditions identified in the Additional Information section above.

Date: September 6, 2006

Roll Call Number: N/A

Action: The Neighborhood Revitalization Board reviewed the HOME loan for the Hawthorn Hill project located at 921 Pleasant Street.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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