

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: December 20, 2010
	Agenda Item No. 31 Roll Call No. <u>10-2088</u> Communication No. <u>10-758</u> Submitted by: Matthew A. Anderson, Economic Development Administrator

AGENDA HEADING:

Resolution Approving the Younkers Building, L.L.C. Application for Enterprise Zone Benefits for a Housing Project in the City of Des Moines

SYNOPSIS:

Recommend approval of the application as follows: Younkers Building, L.L.C. (Alexander Company, Inc., 145 East Badger Road Suite 200, Madison, Wisconsin 55713) for Enterprise Zone benefits for a \$42.5M project constructing 143 residential units at 713 Walnut Street in the Gateway Enterprise Zone.

FISCAL IMPACT: NONE

These are State of Iowa tax credits and have no impact on the general fund of the City of Des Moines. All are funded by the State of Iowa Enterprise Zone program.

\$ 2,674,300 Investment Tax Credit; \$ 200,000 Sales Tax Refund

ADDITIONAL INFORMATION:

The Younkers Building, L.L.C. project will reintroduce the historic Younkers building to active use in downtown Des Moines, providing needed workforce housing and contributing to the enhancement of the Central Business District. The project provides an adaptive reuse of an existing structure, connects to the skywalk system and bus routes, and when completed, will score in the highest green criteria tier under the Iowa Green Streets Program.

PREVIOUS COUNCIL ACTION(S):

Date: October 25, 2010

Roll Call Number: 10-1782

Action: **Preliminary** terms of agreement with The Alexander Company for redevelopment of the former downtown Younkers Department Store at 713 Walnut Street. (**Council Communication No. 10-623**) **Moved by Hensley to receive, file and approve preliminary terms of agreement set forth in the Council Communication and to direct the City Manager to proceed with negotiations of formal agreements**

**with The Alexander Company consistent with the terms set forth in the Council Communication.
Motion Carried 7-0.**

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Des Moines Enterprise Zone Commission will meet in January 2011 to review the application. Following EZ Commission review, the application will be forwarded 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.