

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 25, 2011
	Agenda Item No. 27 Roll Call No. <u>11-1293</u> Communication No. <u>11-496</u> Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator

AGENDA HEADING:

Resolution approving an application for Enterprise Zone benefits for a housing project in the Drake Park/Sherman Hill Enterprise Zone.

SYNOPSIS:

Recommend approval of application for Wellsport and Portwell Flats, Inc. (Ryan Galloway, CFO, Hatch Development Group 1313 Locust Street Suite 300A Des Moines, Iowa 50309) for Enterprise Zone benefits for a \$2.7 million project constructing thirteen housing units at 641 19th Street and 1821 Woodland Avenue in the Drake Park/Sherman Hill Enterprise Zone.

FISCAL IMPACT: NONE

Amount: \$163,990 Investment Tax Credit; \$50,000 Sales Tax Refund

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

ADDITIONAL INFORMATION:

The Portwell Flats and Wellsport Flats, circa 1902-1903, are “Renaissance Classic” twin flat buildings with mirror image interior layouts. The buildings are located on a common raised lot on a prominent corner of the National Historic Register neighborhood of Sherman Hill. The buildings are three stories in height, with an original floor plan of six apartments in each, plus a small manager’s unit in the basement.

The buildings were designed by the noted Des Moines architecture firm of Proudfoot and Bird. The buildings were eventually sold and divided into 20 units. Over time, the buildings deteriorated and the quality diminished. Hatch Development intends to restore the buildings to their original historic condition and add new life to the Sherman Hill neighborhood.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Des Moines Enterprise Zone Commission will convene to review the application and subsequently forward the application to the Iowa Partnership for Economic Progress (formerly IDED) for review.

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.