

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 13, 2012
	Agenda Item No. 29A Roll Call No. <u>12-1260</u> Communication No. <u>12-433</u> Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator

AGENDA HEADING:

Resolution approving application to the Iowa Economic Development Authority for Enterprise Zone benefits for the Stewart Park Townhomes, L.L.L.P. Rehabilitation Project in the SE Agribusiness Enterprise Zone.

SYNOPSIS:

Common Bond Communities (Ellen Higgins, Vice President, 328 Kellogg Blvd West, St. Paul, Minnesota, 55102) has presented an application for State of Iowa Enterprise Zone benefits for the rehabilitation of the Stewart Park Townhomes at 1401 Capitol Avenue, located in the SE Agribusiness Enterprise Zone. A total of 10 residential units will be rehabilitated, with a total project cost of \$1,041,545. The rehabilitation of this residential community is an important investment in the Capitol East neighborhood, and will provide quality affordable housing to working families, individuals, seniors and people with special needs.

FISCAL IMPACT:

Amount: \$138,745 Investment Tax Credit; \$15,000 Sales Tax Rebate

Funding Source: State of Iowa Enterprise Zone Program. These are State of Iowa tax benefits and have no impact on the City of Des Moines general fund.

ADDITIONAL INFORMATION:

The rehabilitation of the Stewart Park Townhomes is an investment in an existing affordable housing community and its residents. In addition to the planned physical improvements to the housing units, Common Bond Communities provides on-site resident services which contribute increased stability, economic opportunity, workforce skills and readiness to the residents.

In January 2012, an application for Enterprise Zone benefits was submitted for the Stewart Park Townhomes and the Bloomsbury Park Apartments. A final agreement was not executed and the project did not move forward. Common Bond Communities has presented application to take the Stewart Park Townhomes work forward as an independent rehabilitation project. Construction is anticipated to begin in December 2012.

PREVIOUS COUNCIL ACTION(S):

Date: January 9, 2012

Roll Call Number: [12-0043](#)

Action: [Application](#) to the Iowa Economic Development Authority for Enterprise Zone benefits for the Bloomsbury Apartments and Stewart Park Townhomes, LLLP Rehabilitation Project in the SE Agribusiness Enterprise Zone.

BOARD/COMMISSION ACTION(S):

Board: Des Moines Enterprise Zone Commission

Date: January 18, 2012

Action: Motion to approve resolution for Bloomsbury Apartments and Stewart Park Townhomes (no.12-4) by Standish. Seconded by Neugent. Motion carried.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Des Moines Enterprise Zone Commission will meet to review the application in August 2012. Recommendation will be forwarded to the Iowa Economic Development Authority.

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.