

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: November 4, 2013
	Agenda Item No. 25 Roll Call No. <u>13-1725</u> Communication No. <u>13-539</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Resolution approving documents related to a \$185,000 Neighborhood Commercial Revitalization (NCR) Loan and \$15,000 Façade Grant to Norris Partners, LLC for historical renovation of 210 Court Avenue, Des Moines, Iowa.

SYNOPSIS:

This roll call approves documents related to the loan and grant that was preliminarily approved by Roll Call No. 13-1399 on September 9, 2013 for a \$185,000 NCR Loan and a \$15,000 Façade Grant to Norris Partners, LLC for historical renovations to 210 Court Avenue.

FISCAL IMPACT:

Amount: \$200,000

- \$185,000 NCR Loan: 0% for six (6) years with repayment to begin in year seven (7) with 2% and payments based on a 20 year amortization; and
- \$15,000 NCR Façade Grant disbursed once the project is completed. The grant is a 1:1 matching grant, not to exceed \$15,000, for construction of exterior façade improvements.

Funding Source: The NCR Program is a CDBG-funded program administered by the City’s Office of Economic Development. FY 2012-2013 Recommended Operating Budget, Neighborhood Commercial Revitalization Program, SPO20, CDD049900, Project ID CDBG2009049.

ADDITIONAL INFORMATION:

The developer, Norris Partners, LLC (Tim Rypma, Manager, 510 East Locust Street, Suite 210, Des Moines, Iowa) is proposing a \$1.1 million historic renovation of the vacant building at 210 Court Avenue which has been vacant since the Judge Roy Bean restaurant closed in 2008.

The two-story building, constructed in 1904, was the original home to the Walter Boyt Saddlery Company. It is listed on the National Register of Historic Places and is a contributing building to the City’s Court Avenue Historical District.

The developer is proposing to renovate the ground floor and second story for commercial space. The Board of Adjustment granted a conditional use permit related to the sale of wine, liquor or beer on the first floor subject to conditions which require historical renovation of the building, a full menu for food service, and an outdoor patio that must comply with the City’s Sidewalk Café Lease.

The developer has obtained approval on its design plans from the State of Iowa Historical Preservation Office (SHPO) and the US Department of the Interior, National Park Service.

The project's "as improved" appraisal places a lower-than-expected market value on the completed project, creating a financing gap that will prevent the project from going forward. The proposed NCR Loan and façade grant will assist in filling the financial gap and allow the project to proceed.

Tim Rypma, Managing Member of the Developer, Norris Partners, LLC, has been involved in the successful historical renovation to other National Register buildings in the East Village area including the Studio Block – 506 to 524 East Grand Avenue and 422- 424 East Locust Street.

PREVIOUS COUNCIL ACTION(S):

Date: September 9, 2013

Roll Call Number: [13-1399](#)

Action: [Preliminary](#) approval of a \$185,000 Neighborhood Commercial Revitalization Program Loan and \$15,000 Façade Grant to Norris Partners, LLC for renovations to 210 Court Avenue. ([Council Communication No. 13-469](#)) Moved by Hensley to approve; refer to the City Manager to work with this developer and encourage a full service restaurant at this location. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Zoning Board of Adjustment

Date: September 25, 2013

Resolution Number: ZON 2013-00154

Action: Granted a Conditional Use Permit for a business selling wine, liquor, or beer subject to conditions of which include, historical renovation of the building in accordance with Secretary of the Interior's Standards for Rehabilitation, shall operate with a full menu for food service, outdoor patio comply with the City's Sidewalk Café Lease, shall operate in accordance to City Code Section 134-953(c).

Board: Urban Design Review Board

Date: August 20, 2013

Resolution Number: N/A

Action: A consensus of the members present indicated approval of the project design plans as presented.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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