

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 7, 2014
	Agenda Item No. 28 Roll Call No. <u>14-0546</u> Communication No. <u>14-152</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Resolution Approving Issuance of Certificate of Completion for WKKS Properties, L.C. and Whiteline Lofts, L.L.L.P.

SYNOPSIS:

Recommend approval of the resolution approving issuance of a Certificate of Completion for WKKS Properties, L.C. and Whiteline Lofts, L.L.L.P., 120 S.W. 5th Street, Jeff Schachtner, Managing Member, 7660 Harbach Blvd., Clive, Iowa, 50325.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The Whiteline Lofts project is a 58-unit condominium conversion of a 1913 7-story warehouse located at 120 S.W. 5th Street, immediately west of the Science Center of Iowa. Construction began in August 2005 and the project received its Permanent Certificate of Occupancy on November 9, 2006. The Developer completed Whiteline Lofts by the required date of October 31, 2006 in substantial compliance with the approved Conceptual Development Plan and should have promptly requested the City issue a Certificate of Completion as evidence of satisfaction of the Developer's construction obligations under the Development Agreement, but such request was not made until recently.

PREVIOUS COUNCIL ACTION(S):

Date: June 9, 2008

Roll Call Number: [08-1006](#)

Action: [Amended](#) application from Whiteline Lofts LP for Enterprise Zone Benefits for housing project at 120 S.W. 5th Street in Des Moines Gateway Enterprise Zone. ([Council Communication No. 08-359](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 4, 2006

Roll Call Number: [06-2384](#)

Action: [Collateral](#) Assignment of Economic Development Grand under Development Agreement for Whiteline Lofts. ([Council Communication No. 06-749](#)) Moved by Vlassis to approve. Motion Carried 6-0.

Date: June 20, 2005

Roll Call Number: 05-1525 and 05-1526

Action: Urban Renewal Development Agreement with WKKS Properties, L.C. for rehabilitation and renovation of former Des Moines Tire Building, Whiteline Lofts, 120 S.W. 5th Street for residential condominium units and parking improvements. Moved by Kiernan to approve. Motion Carried 6-1.

(A) Communication from Urban Design Review Board. Moved by Kiernan to receive and file. Motion Carried 6-1.

Date: May 9, 2005

Roll call Number: 05-1205

Action: Communication from City Manager regarding preliminary terms of Urban Renewal Development Agreement and Economic Development Grant to WKKS Properties, LC (Jeffrey Schachtner, Managing Partner, DSM) for condominium conversion of Des Moines Tire Building, 120 S.W. 5th Street. ([Council Communication No. 05-237](#)) Moved by Hensley to receive, file and approve the preliminary terms of agreement set forth in the accompanying Council Communication; and to direct the City Manager to proceed with negotiations of a formal urban renewal agreement with WKKS Properties, LC consistent with the approved preliminary terms. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: June 7, 2005

Roll Call Number: N/A

Action: Urban Design Review Board approval of the Conceptual Development Plan as presented.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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