

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 19, 2014
	Agenda Item No.	19
	Roll Call No.	<u>14-0758</u>
	Communication No.	<u>14-222</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Consent to Assignment of Economic Development Grant Payments for Project Located at 505 East Grand Avenue.

SYNOPSIS:

The developer, 505 East Grand, LLC (Jake Christensen, 506 3rd Street, Des Moines, IA) has proposed redevelopment of the surface parking lot located at the SE corner of East 5th Street and East Grand Avenue for a new 18,000-square-foot building with commercial and retail uses. As part of the project financing, Lincoln Savings Bank has requested assignment of the City’s economic development grant payments as part of its mortgage commitment to the project; this assignment of payments requires City Council approval.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This property will be redeveloped into a two-story, 18,000-square-foot commercial use building. Raygun, an East Village retailer, will be moving to the building’s first floor as will several new retail operations. The second floor will be used for offices.

PREVIOUS COUNCIL ACTION(S):

Date: April 21, 2014

Roll Call Number: [14-0628](#)

Action: [Urban](#) Renewal Development Agreement with 505 East Grand LLC, for the redevelopment of property at 505 E. Grand Avenue and approving proposed Conceptual Development Plan. ([Council Communication No. 14-171](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: April 7, 2014

Roll Call Number: [14-0566](#)

Action: [On](#) proposed sale of City-owned property at 505 East Grand Avenue to 505 East Grand LLC, \$369,600. ([Council Communication No. 14-155](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: March 24, 2014

Roll Call Number: [14-0480](#)

Action: [On](#) proposed sale of City-owned property at 505 East Grand Avenue to 505 East Grand LLC, \$369,600, (4-7-14). ([Council Communication No. 14-129](#)) Moved by Gatto to adopt; refer to the City Manager to coordinate a meeting with the stakeholders and Neighborhood Association prior to the hearing to discuss the project and the impact on parking. Motion Carried 7-0.

Date: November 18, 2013

Roll Call Number: [13-1850](#)

Action: [Authorizing](#) the City Manager to negotiate preliminary terms of developer initiated proposals for the purchase and redevelopment of two separate City-owned parcels for two projects in the East Village Area (East 4th Street and Grand Avenue) and initiating a parking study of the affected area. ([Council Communication No. 13-567](#)) Moved by Hensley to adopt. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: March 25, 2014

Resolution Number: N/A

Action: Recommended approval of final design plans.

Board: Urban Design Review Board

Date: March 4, 2014

Resolution Number: N/A

Action: Recommended approval of proposed economic development assistance and approved preliminary design plans.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval from the Plan and Zoning Commission and the City Council will be required to vacate the air rights to allow the building overhang on East 5th Street.

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