

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	October 23, 2017
	<b>Agenda Item No.</b>	<b>33</b>
	<b>Roll Call No.</b>	<b><u>17-1833</u></b>
	<b>Communication No.</b>	<b><u>17-751</u></b>
	<b>Submitted by:</b>	<b>Erin Olson-Douglas, Economic Development Director</b>

**AGENDA HEADING:**

Resolution approving payment extension document related to a Neighborhood Commercial Revitalization Loan to BCC Management, LLC for 1707 High Street, Des Moines, IA.

**SYNOPSIS:**

By Roll Call No. 07-1850 dated September 24, 2007, City Council approved a Neighborhood Commercial Revitalization (NCR) Program Loan to BCC Management, LLC (“Developer”), represented by Steve Jacobs, BCC Advisors, 1707 High Street, Des Moines, to assist with improvements to the property located at 1707 High Street, Des Moines. The loan is being amortized at 3% interest over 25 years, with a maturity of November 1, 2017. The Developer has requested the repayment terms be extended for an additional 10 years, with the payment adjusted to fully amortize the outstanding balance of \$134,764.75, at 3% interest over the requested ten-year extension period. The Developer is in compliance with all terms of the NCR Loan Agreement and Promissory Note, and OED staff are recommending approval of the attached payment extension agreement.

**FISCAL IMPACT:**

Amount: \$134,764.75, plus 3% interest, to be fully amortized and repaid over the 10 years extension.

Funding Source: Neighborhood Commercial Revitalization Loan Program is funded with allocations of Community Development Block Grant (CDBG) funds. Loan payments are deposited to the NCR CDBG Repayment Account.

**ADDITIONAL INFORMATION:**

- In 2007, BCC Management, LLC and its related company BCC Advisors purchased the commercial office building located at 1707 High Street that had been vacant for a number of years. The \$1.1 million project completed improvements to both the interior and exterior of the building.
- BCC Advisers is a financial and management advisory firm specializing in merger & acquisitions consulting, corporate finance, business valuation, litigation support and business consultation services to privately held businesses. The company has been located in downtown Des Moines since 1988 and moved its corporate headquarters to 1707 High Street in the south of Sherman Hill area upon completion of the renovations.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 24, 2007

Roll Call Number: [07-1850](#)

Action: [Neighborhood](#) Commercial Revitalization (NCR) Loan of \$192,150, a \$5,000 Pre-development Grant and a \$15,000 Façade Grant to BCC Management for the proposed rehabilitation of 1707 High Street. ([Council Communication No. 07-571](#)) Moved by Kiernan to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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