


COUNCIL COMMUNICATION

| | | | | |
|---|---------------|--|------------|--------------------------|
|  CITY OF DES MOINES OFFICE OF THE CITY MANAGER | Number: | 23-555 | Meeting: | December 18, 2023 |
| | Agenda Item: | 34 | Roll Call: | 23-1766 |
| | Submitted by: | Cody Christensen, Development Services Director | | |

AGENDA HEADING:

Approving Second Amendment with East Village Tower Partners LLC for continued redevelopment of The Lyon Apartments at 600 East 5th Street.

SYNOPSIS:

On June 9, 2014, by Roll Call No. 14-0854, the City Council approved an Urban Renewal Development Agreement with East Village Tower Partners, LLC (Troy Strawhecker, Managing Member, 2540 73rd Street, Urbandale, Iowa 50322) whereby the developer undertook the renovation of the existing building to contain 103 market rate apartment units, provide 5,000 square feet of commercial restaurant space and maintain at least 9,000 square feet for a skilled nursing facility, and other site-related improvements. Since the approval of the original agreement, the skilled nursing care facility is no longer in operation, and the tenant has left the premises.

On September 26, 2016, First Amendment to this Urban Renewal Development Agreement was approved by City Council to remove the condition requiring retention of the skilled nursing facility, to allow for this now vacant portion of the building to be converted to 23 market rate apartment units with an additional leased 2,300 square feet ground level commercial space, for a project to be called the Lyon Flats.

The proposed Second Amendment to this Urban Renewal Development Agreement will replace the original document to remove the condition requiring 5,500 square feet of commercial space on the first floor, to allow for this now vacant portion of the building to be redeveloped into seven (7) new residential units. The amendment also modifies the completion deadline for this additional work to a date of December 31, 2025.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- East Village Tower Partners, LLC began renovation work on the former Prime Tower/Heather Manor complex in 2014 and completed a \$10 plus million project to convert the tower portion of the building to 103 market rate apartment units with a 5,000 square feet restaurant space on the lower level.

- The developer is not seeking additional City financial assistance. The amended agreement will be amended to reflect the revised number of dwelling units within in the total project. The amended agreement will also allow for a modified date of completion of the project to December 31, 2025.

PREVIOUS COUNCIL ACTION(S):

Date: September 26, 2016

Roll Call Number: [16-1615](#)

Action: [First](#) Amendment to the Urban Renewal Development Agreement with East Village Tower Partners, LLC for the continuing redevelopment of the Lyon Apartments at 600 East 5th Street, and approving proposed Amendment to the Conceptual Development Plan. ([Council Communication No. 16-540](#)) Moved by Gray to adopt. Motion Carried 6-1. Absent: Hensley.

Date: July 25, 2016

Roll Call Number: [16-1213](#)

Action: [Issuance](#) of a Certificate of Partial Completion for the mixed-use project by East Village Tower Partners, LLC at 600 East 5th Street. Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 9, 2014

Roll Call Number: [14-0854](#)

Action: [Urban](#) Renewal Development Agreement with East Village Tower Partners, LLC for the redevelopment of 600 East 5th Street and approving proposed conceptual development plan. ([Council Communication No. 14-259](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Planning and Zoning

Date: May 1, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission voted 10-1-1 to recommend approval of the site plan for conformance with Multi-Family Design Guidelines.

Board: Urban Design Review Board

Date: November 9, 2013

Resolution Number: N/A

Action: Motion by Clark, seconded by Rypma to approve the final design and financial assistance as proposed. Motion carried. Yes = 7, No = 3, Absent = 0, and Abstain = 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Issuance of Certificate of Completion upon project completion.

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 first 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.