


COUNCIL COMMUNICATION

	Number: 24-532	Meeting: December 23, 2024
	Agenda Item: 34	Roll Call: [_____]
	Submitted by: Cody Christensen, Development Services Director	

AGENDA HEADING:

Approval of First Amendment to Urban Renewal Development Agreement with Stapek Partners, LLC (Tim Rypma) for the renovation of the existing 17,657-square-foot commercial building located at 112 SE 4th Street for commercial and residential mixed-uses.

SYNOPSIS:

The purpose of this First Amendment to the Urban Renewal Development Agreement with Stapek Partners, LLC (Tim Rypma, Managing Member, 512 1/2 East Grand Avenue, Suite 201, Des Moines, IA 50309) is to provide an extension to the deadline to construct the East Vine Street improvements, to December 31, 2026.

Stapek Partners, LLC has received its Certificate of Partial Completion due to the completion of the improvements in substantial compliance with the Urban Renewal Development Agreement, exclusive of the East Vine Street improvements.

FISCAL IMPACT:

This amendment does not propose any changes to the financial terms of the development agreement.

ADDITIONAL INFORMATION:

- The construction of East Vine Street was delayed to allow for time needed to research railroad easements along East Vine Street and for the City to provide communications regarding those easements to Iowa Interstate Railroad, LLC.

PREVIOUS COUNCIL ACTION(S):

Date: January 10, 2022

Roll Call Number: [22-0044](#)

Action: [Issuance](#) of Certificate of Completion to Stapek Partners, LLC (Tim Rypma) for historic renovation of existing commercial building located at 112 SE 4th Street. Moved by Boesen to adopt. Motion Carried 7-0.

Date: April 5, 2021

Roll Call Number: [21-0543](#)

Action: [Urban](#) Renewal Development Agreement with Stapek Partners, LLC (Tim Rypma) for the historic renovation of existing commercial building located at 112 SE 4th Street. ([Council Communication No. 21-155](#)) Moved by Voss to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: February 16, 2021

Resolution Number: N/A

Action: Urban Design Review Board meeting motion and vote on the Review and Recommendation of the Design and Financial Assistance of 112 SE 4th Street. Motion by Clark to approve the final design as presented with future review of updates to the outdoor patio area as determined as necessary by staff. Seconded by Wilke-Shapiro. Motion carried. Yes= 7, No = 0, Abstain = 1, Absent = 1. Motion to approve the financial assistance as presented by Morgan-Huggins. Seconded by Allen. Motion carried. Yes= 7, No = 0, Abstain = 1, Absent = 1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Issuance of Final Certificate of Completion, upon construction of the project being satisfactorily finished.

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.