

Date April 21, 2008

RESOLUTION GRANTING PRIOR APPROVAL OF TAX ABATEMENT
FOR THE VALUE TO BE ADDED BY THE CONSTRUCTION OF THE
GARAGE/MULTI-USE BUILDING FOR WELLMARK'S NEW HOME
OFFICE FACILITY

WHEREAS, the Iowa Urban Revitalization Act, Chapter 404, Code of Iowa (the "Act"), provides for partial exemption from property tax for the actual value added by improvements to property located in a designated Urban Revitalization Area which are consistent with the Urban Revitalization Plan for such Area; and

WHEREAS, the Act provides that persons making improvements may apply to the City Council for prior approval of eligibility for tax abatement, and the City Council shall approve the application by resolution, if it finds (a) the proposed improvements are located in a designated Urban Revitalization Area; (b) the proposed improvements are in conformance with the Urban Revitalization Plan for such area; and (c) the proposed improvements are to be made during the time the area is so designated; and

WHEREAS, Wellmark, Inc., and its wholly-owned subsidiary Wellmark Holdings, Inc., (hereinafter collectively, "Wellmark") propose to construct a new home office facility for Wellmark within the three block area bounded by Grand Avenue, relocated High Street, 11th and 14th Streets, with a new Office Building containing approximately 500,000 square feet of floor area and approximately 450 structured parking spaces and a new Garage/Multi-use Building containing approximately 1,100 structured parking spaces and 30,000 square feet of finished area; and,

WHEREAS, Wellmark has made application pursuant to Iowa Code §404.4 for prior approval of the eligibility of the taxable value added by the construction of the new Garage/Multi-use Building for tax abatement pursuant to the City-wide Urban Revitalization Plan; and,

WHEREAS, the application have been received, reviewed and recommended for approval by City staff; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Des Moines, Iowa that:

- 1) The application for prior approval of eligibility for tax abatement for the taxable value added by the construction of the Garage/Multi-use Building for Wellmark is hereby received.

(continued)

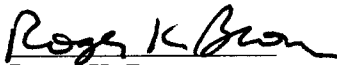
Date..... April 21, 2008

- 2) The City Council hereby finds that the Garage/Multi-use Building proposed to be constructed within the block bounded by Grand Avenue, relocated High Street, and 11th and 12th Streets is a project located in the City-wide Urban Revitalization Area; such project is in conformance with the Urban Revitalization Plan for the City-wide Urban Revitalization Area; and the improvements described in such application are projected to be completed during the time the City-wide Urban Revitalization is so designated.

- 3) The application for prior approval of eligibility for tax abatement is hereby approved, provided that the project is commenced by December 31, 2010, and is substantially completed by December 31, 2011, in conformance with the Zoning Ordinance and applicable building codes. The value added by the Garage/Multi-use Building shall be eligible for a 10 year partial exemption from taxation (tax abatement) under the schedule allowed by Iowa Code §404.3(2) and the corresponding provisions in the Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area. As provided by Iowa Code §404.4, such prior approval shall not entitle the owners to exemption from taxation until the improvements have been completed and found to be qualified real estate.

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown

Assistant City Attorney

C:\Rog\Eco Dev\Wellmark\Roll Calls\RC approve Garage abatement.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....
Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

Date Received : _____

08- _____

2008		Tax Abatement Application – Des Moines, Iowa	
Property & Owner/ Authorized Agent Info	Address: New parcel to be bounded by Grand Ave. & High, 11th & 12th Streets.		
	Legal description:		
	Polk Co. Assessor's District & Parcel #: <u>Multiple parcels to be consolidated</u> (Go to: http://www.assess.co.polk.ia.us/) <u>district</u> <u>parcel #</u>		
	Title holder or contract holder name: <u>Wellmark Holdings, Inc.</u>		
	Address of owner if different than above: <u>636 Grand Ave., Des Moines, IA 50309</u>		
Authorized Agent: <u>Michael J. Crowley</u> Phone #: (<u>515</u>) <u>245-4677</u> if different than above			
Use Classification	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential Owner-Occupied? <input type="checkbox"/> Single Family <input type="checkbox"/> Duplex or Triplex <input type="checkbox"/> Condo or Townhouse Renter-Occupied? <input type="checkbox"/> Single Family <input type="checkbox"/> Duplex or Triplex <input type="checkbox"/> Condo or Townhouse <input type="checkbox"/> Multi-Family		
Project Type	<input checked="" type="checkbox"/> New structure <input type="checkbox"/> Addition <input type="checkbox"/> Renovation		
On City Sewer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Describe Improvements	New mixed-use building containing approximately 1,100 parking spaces and approximately 30,000 square feet of finished area.		
Completion Date	<u>12</u> <u>2010</u> <input checked="" type="checkbox"/> Estimated date <input type="checkbox"/> Actual date month / year Your improvements will be assessed for tax abatement on Jan. 1, 2009 even if they are partially completed. This assessment will be reflected in your Sept. 2010 tax payment.		
Est/ Cost of Improvements	\$ <u>46,000,000.00</u>		
Abatement Schedule	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4A <input type="checkbox"/> 4B See reverse side for schedule information		
Tenant Information	If project was rehabilitation of residential property, were there tenants when project started? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If you answered yes, list the tenant's name, date the tenant occupancy began and relocation benefits paid to each tenant on the reverse side of this form		

Return application to:
City of Des Moines /
Permit & Development Center
602 Robert Ray Dr.
Des Moines, IA 50309

Questions:
Phil Poorman at 515-283-4751 or
prpoorman@dmgov.org

Filing this Application Does NOT Signify Approval