

Date June 4, 2007

RESOLUTION APPROVING CONSTRUCTION PERIOD TAX ABATEMENT FOR THE NATIONWIDE OFFICE EXPANSION AT 1100 LOCUST STREET

WHEREAS, on May 8, 2006, by Roll Call No. 06-950, the City Council approved an Urban Renewal Development Agreement with Nationwide Mutual Insurance Company whereby Nationwide agreed to construct an addition containing at least 280,000 square feet to the existing office building at 1100 Locust Street, a new office building with an estimated 360,000 square feet, subject to final programming and design, at 1200 Locust Street, and a new parking garage containing parking spaces for approximately 1,500 vehicles on the block bounded by 12th, 13th, Mulberry and Cherry Streets, and the City agreed to provide certain financial incentives, including construction period tax abatement for the office addition and the new office building; and,

WHEREAS, on May 21, 2007, by Roll Call No. 07-1015, the City Council approved the Eighth Amendment to the Metro Center Urban Renewal Plan which amended the provisions regarding construction period tax abatement to establish the following eligibility criteria:

To qualify for such exclusion (tax abatement), the project must involve the construction of a new building or an addition to an existing building which satisfies the following requirements:

- 1. The new building or addition to an existing building must be at least 4 stories tall and contain at least 275,000 square feet of new interior space to be devoted to office space or a mix of office and retail space with the retail space not to exceed 25% of the total.
2. The owner(s) of the project must make a binding commitment with the City not to seek tax abatement under Iowa Code Chapter 404 (Urban Revitalization Tax Exception) for the project.

WHEREAS, Nationwide has applied for construction period tax abatement pursuant to Iowa Code §403.6(18) and the Metro Center Urban Renewal Plan, for the taxable value added by the addition to the Nationwide office building at 1100 Locust Street; NOW THEREFORE,

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

- 1. The City Council hereby makes the following findings regarding the application by Nationwide Mutual Insurance Company for construction period tax abatement for the value added by the addition to the Nationwide office building at 1100 Locust Street:
A. The addition is located within the Metro Center Urban Renewal Area;
B. The application for construction period tax abatement was timely filed with the City;

( continued )

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- C. The addition satisfies the eligibility criteria set forth in the Metro Center Urban Renewal Plan and Iowa Code §403.6(18) for construction period tax abatement.
- D. The addition was commenced in 2006, and was less than 80% completed on January 1, 2007.
- E. The addition will be more than 80% completed before January 1, 2008.
- 2. The application by Nationwide Mutual Insurance Company for construction period tax abatement for the value added by the addition to the Nationwide office building at 1100 Locust Street is hereby approved.
- 3. The Polk County Assessor is hereby directed to allow a 100% exemption from taxation on the value added by the addition to the Nationwide office building at 1100 Locust Street, and existing on January 1, 2007, with such exemption to apply to the taxes that would otherwise be due and payable in Fiscal Year 2008/09.
- 4. The City Clerk is hereby authorized and directed to forward a certified copy of this resolution and of the application to the Polk County Assessor.

( Council Communication No. 07-313 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K. Brown*

Roger K. Brown  
Assistant City Attorney

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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

**EXHIBIT A**

The property between Locust and Walnut Streets and between 10<sup>th</sup> and 12<sup>th</sup> Streets, more specifically described as follows:

Block 25, Campbell & McMullen's Addition, and interior vacated alleys; vacated 11<sup>th</sup> Street from the South right-of-way line of Locust Street to the North right-of-way line of Walnut Street; and Block 4, West Fort Des Moines, and interior vacated alleys, all now included in and forming a part of the City of Des Moines, Polk County, Iowa. Containing 178,480 square feet more or less.

**EXHIBIT B**

The property between Locust and Walnut Streets and between 12<sup>th</sup> and 13<sup>th</sup> Streets, more specifically described as follows:

Lots 1, 2, 3, 4, 5 and the East 30.91 feet of 6, Allen's Addition; Block 28 Campbell & McMullen's Addition; Block 28 Keene & Poindexter's Addition; and interior vacated alley, all now included in and forming a part of the City of Des Moines, Polk County, Iowa. Containing 79,360 square feet more or less.