

★ **Roll Call Number**

Agenda Item Number

27

Date August 20, 2007

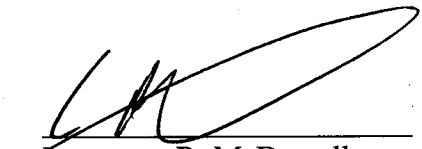
WHEREAS, the City of Des Moines has been presented with a billing for legal services rendered by the law firm of Ahlers & Cooney, P.C., for legal services concerning financing in the River Point West Project.

WHEREAS, the City Legal Department has reviewed such billing in the amount of \$8,568.00 and has verified it to be correct and recommends payment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that it approves payment of the billing in the amount of \$8,568.00 to law firm of Ahlers & Cooney, P.C.

Moved by _____ to adopt.

APPROVED AS TO FORM:



Lawrence R. McDowell
Deputy City Attorney

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

37

AHLERS & COONEY, P.C.

ATTORNEYS AT LAW

100 COURT AVENUE, SUITE 600
DES MOINES, IOWA 50309-2231
515-243-7611
FEDERAL ID 42-1323559

CITY OF DES MOINES, IOWA
MR. ALLEN MC KINLEY
FINANCE DIRECTOR
400 ROBERT D. RAY DRIVE
DES MOINES, IA 50309

ATTORNEY - WJN
INVOICE # 532027
JULY 30, 2007

CLIENT NUMBER - 10387

FOR PROFESSIONAL SERVICES RENDERED
THROUGH JULY 19, 2007

RE: RIVER POINT WEST, LLC

MATTER NUMBER - 204

- 1/04/07 WJN 2. 40 CONFER WITH MR. BROWN, MR. MCDOWELL, MS. WALKOWIAK AND HUD REPRESENTATIVES REGARDING RIVERPOINT CONTRACTS AND FINANCING ARRANGEMENTS; REVIEW PROJECT UPDATE MATERIALS FROM MR. BROWN
- 1/05/07 WJN . 60 REVIEW CORRESPONDENCE AND SAMPLE AGREEMENTS FROM HUD'S COUNSEL
- 1/29/07 KML . 50 REVIEW OMB CIRCULAR NO. A-129
- 1/29/07 WJN 2. 60 CONFER WITH MR. BROWN; REVIEW SHERMAN MEMORANDUM AND FLOW CHART; PARTICIPATE IN CONFERENCE CALL WITH HUD AND SHERMAN REPRESENTATIVES; CONFER WITH MS. WALKOWIAK
- 1/30/07 KML 1. 10 REVIEW OF OMB CIRCULAR NO. A-129 AND PREPARATION OF MEMO REGARDING SAME
- 2/01/07 WJN . 40 ATTENTION TO A-129 ISSUE; ADVICE TO MR. BROWN AND MS. WALKOWIAK REGARDING SAME
- 2/05/07 WJN . 30 ADVICE TO MR. BROWN REGARDING OMB A-120 ISSUES
- 2/06/07 WJN . 60 CONFERENCE WITH CITY LEGAL AND MS. WALKOWIAK REGARDING A-129 ISSUES
- 2/07/07 WJN 1. 20 ATTENTION TO PROPOSED LETTER TO HUD REGARDING A-129 ISSUES; PREPARE AND PROVIDE COMMENTS ON SAME TO MR. BROWN
- 3/16/07 WJN . 30 CONFER WITH MS. WALKOWIAK REGARDING PROPERTY DISPOSITION PROCEDURES
- 3/26/07 WJN 1. 50 ANALYSIS OF APPLICABLE AUTHORITIES REGARDING NEW MARKET TAX CREDIT RESTRICTIONS
- 3/27/07 WJN 2. 80 TO CITY HALL FOR STAFF MEETING REGARDING PROJECT PLANNING AND EVALUATION OF ALTERNATIVE STRATEGIES
- 3/28/07 WJN 1. 40 REVIEW SUMMARY OF ALTERNATIVES; PREPARE REVISIONS TO SAME AND CIRCULATE FOR REVIEW

27

AHLERS & COONEY, P.C.

ATTORNEYS AT LAW

100 COURT AVENUE, SUITE 600
DES MOINES, IOWA 50309-2231
515-243-7611
FEDERAL ID 42-1323559

CITY OF DES MOINES, IOWA
10387 / 204

INVOICE # 532027
JULY 30, 2007
ATTORNEY - WJN

- 3/29/07 WJN 3.30 ADVICE TO MR. BROWN REGARDING NEW MARKET TAX CREDIT STRUCTURES; REVIEW MEMORANDA AND DRAFT DEVELOPMENT AGREEMENT; TO CITY HALL FOR MEETING WITH MANAGER AND STAFF REGARDING SAME
- 4/04/07 WJN 2.40 REVIEW PRO FORMA FINANCIALS AND CORRESPONDENCE REGARDING AGREEMENT ISSUES; DRAFT OUTLINE FOR FURTHER CONSIDERATION OF DEVELOPER PROPOSALS
- 4/05/07 WJN 3.60 ATTENTION TO PROPOSED TALKING POINTS MEMORANDUM; TO CITY HALL FOR MEETING WITH CITY STAFF REGARDING PROJECT TERMS AND CONDITIONS FOR CITY PARTICIPATION
- 4/06/07 WJN .20 REVIEW CORRESPONDENCE FROM MS. WALKOWIAK
- 4/09/07 WJN 3.30 ATTENTION TO MEMORANDUM FROM DEVELOPER; TO CITY HALL FOR TELEPHONE CONFERENCE WITH SAME; MEETING WITH CITY STAFF FOLLOWING SAME
- 4/10/07 WJN .40 CONFER WITH MR. BROWN
- 4/11/07 WJN 2.40 REVIEW PROPOSED OUTLINE OF DEAL STRUCTURE; PREPARE COMMENTS ON SAME FOR MS. WALKOWIAK; CONFER WITH MR. STANLEY; TO CITY HALL FOR MEETING WITH CITY MANAGER REGARDING SAME
- 4/12/07 WJN .80 REVIEW PROPOSED MEMO REGARDING DEAL STRUCTURE; PROVIDE COMMENTS ON SAME TO MR. BROWN
- 4/16/07 WJN .30 REVIEW CORRESPONDENCE FROM MR. BROWN REGARDING POLICY ISSUES TO BE DETERMINED
- 4/17/07 WJN 2.20 REVIEW CORRESPONDENCE AND OUTLINES FROM MR. BROWN AND MS. WALKOWIAK; TO CITY HALL FOR MEETING WITH CITY STAFF REGARDING OPEN PROJECT ISSUES
- 4/18/07 WJN .30 REVIEW MEMORANDUM REGARDING PENDING QUESTIONS FOR DEVELOPER
- 4/23/07 WJN .30 CONFER WITH MS. WALKOWIAK
- 4/25/07 WJN .60 REVIEW MEMORANDUM FROM MR. SHERMAN REGARDING INFORMATION REQUESTS
- 4/26/07 WJN 5.70 CONTINUED REVIEW OF MEMORANDUM AND PROJECTIONS FROM MR. SHERMAN; TO CITY HALL FOR MEETING WITH CITY STAFF AND SHERMAN ASSOCIATES REGARDING PROPOSED DEVELOPMENT AGREEMENT
- 4/27/07 WJN .30 REVIEW INITIAL DRAFT OF COUNCIL COMMUNICATION REGARDING DEVELOPMENT AGREEMENT
- 4/30/07 WJN 1.30 REVIEW DRAFT DEVELOPMENT AGREEMENT
- 5/01/07 WJN .90 CONFER WITH MESSRS. BROWN AND MCDOWELL REGARDING PROPOSED DEVELOPMENT AGREEMENT
- 5/04/07 WJN .40 REVIEW MEMORANDUM FROM MR. SHERMAN REGARDING

27

AHLERS & COONEY, P.C.

ATTORNEYS AT LAW

100 COURT AVENUE, SUITE 600
DES MOINES, IOWA 50309-2231
515-243-7611
FEDERAL ID 42-1323559

CITY OF DES MOINES, IOWA
10387 / 204

INVOICE # 532027
JULY 30, 2007
ATTORNEY - WJN

5/06/07 WJN	. 90	DEVELOPMENT AGREEMENT; CONFER WITH MS. WALKOWIAK REVIEW DRAFT DEVELOPMENT AGREEMENT AND MEMORANDA REGARDING SAME
5/07/07 WJN	3. 40	TO CITY HALL FOR MEETING WITH CITY MANAGER AND STAFF REGARDING SHERMAN COMMENTS; TO CITY HALL FOR STAFF MEETING REGARDING PROPOSED DEVELOPMENT AGREEMENT
5/08/07 WJN	6. 30	TO CITY HALL FOR CONFERENCE CALL WITH HUD REGARDING DEVELOPMENT AGREEMENT AND 108 LOAN ISSUES; RETURN FOR MEETING WITH SHERMAN ASSOCIATES REGARDING DEVELOPMENT AGREEMENT ISSUES
5/11/07 WJN	. 80	REVIEW MEMORANDUM FROM MR. SHERMAN; ATTENTION TO CORRESPONDENCE TO HUD; CONFER WITH MR. BROWN REGARDING SAME
5/20/07 WJN	. 50	REVIEW REVISED DEVELOPMENT AGREEMENT
5/22/07 WJN	3. 90	REVIEW ADDITIONAL REVISIONS TO DEVELOPMENT AGREEMENT AND RELATED CORRESPONDENCE; TO CITY HALL FOR STAFF MEETING REGARDING SAME
5/23/07 WJN	. 20	ATTENTION TO UPDATED PROFORMA
5/25/07 WJN	. 80	REVIEW DRAFT OF COUNCIL COMMUNICATION RE APPROVAL OF DEVELOPMENT AGREEMENT; PROVIDE COMMENTS ON SAME TO MS. WALKOWIAK

PROFESSIONAL SERVICES 8,568.00

SUMMARY OF PROFESSIONAL SERVICES

	HOURS
KML	1.60
WJN	59.60
	61.20

INVOICE TOTAL 8,568.00