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Date October 22, 2012

APPROVAL OF \$3,000,000 COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY LOAN AND CONTRACT DOCUMENTS WITH INGERSOLL SQUARE PHASE II, L.P. FOR DEVELOPMENT OF 63 APARTMENTS AT 2000 HIGH STREET

WHEREAS, by Roll Call 12-0660 at a May 3, 2012 Special Council meeting, the City of Des Moines authorized submittal of four (4) multi-family housing development proposals to the Iowa Economic Development Authority (IEDA) in response to a notification from IEDA of availability of funds for production of new multi-family rental units; and

WHEREAS, the Ingersoll Square Phase II was one of the proposals submitted to IEDA and the City was notified on July 13, 2012 that the City was awarded \$3,000,000 in funds for the development of apartments at 2000 High Street; and

WHEREAS, on August 27, 2012 by Roll Call 12-1349 the City of Des Moines amended the Community Development Block Grant-Disaster Recovery Contract (08-DRH-209) between IEDA and the City to accept the award for the Des Moines Building Project;

WHEREAS, the developer of the project is Ingersoll Square Phase II, L.P. with partners Robert Caluzzi, Craig Metille and Frank Levy. Ingersoll Square Phase II has offices at 1906 Ingersoll Avenue, Suite 2, Des Moines. Mr. Levy's offices are located at Newbury Development & Management, 3408 Woodland Avenue, Suite 504, West Des Moines; and

WHEREAS, the Plan and Zoning Commission reviewed the site plan at its September 6, 2012 meeting and approved with conditions and the Urban Design Review Board approved the design of the building, plaza area, and skywalk entrance at its September 18, 2012 meeting; and

WHEREAS, the City will now enter into a loan agreement with Ingersoll Square Phase II, L.P. for use of \$3,000,000 for construction; and

WHEREAS, the development will be 63 units with 33 units reserved for households below 80% of median income for a period of ten years with rents at or below the 65% HOME program rents; and

WHEREAS the loan agreement is structured as a non-receding lien for a period of ten years at which point it is forgiven in full if all the conditions of the funding are met per the requirements of Community Development Block Grant Disaster Recovery Contract (08-DRH-209); and

WHEREAS Bankers Trust, 221 Third Avenue SE, Suite 150, Cedar Rapids, Iowa 52406 is providing construction lending and long term financing for the project;

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NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Des Moines, Iowa that the Council approves the loan agreement and loan documents related thereto between the City of Des Moines and Ingersoll Square Phase II, L.P., all on file in the City Clerk's office, and authorizes the execution of such documents by the Director of the Community Development Department

(City Council Communication No. 12- ~~550~~)

MOVED BY _____ TO ADOPT

FORM APPROVED:



Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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