



Date February 10, 2014

APPROVING PRELIMINARY TERMS OF AGREEMENT WITH 201 EAST LOCUST, LLC, FOR A \$45 MILLION PROJECT CONSTRUCTING A 120 ROOM HOTEL, 104 MARKET RATE RESIDENTIAL UNITS AND A MINIMUM OF 236 SPACE PARKING GARAGE AT 201 E. LOCUST STREET

WHEREAS, 201 East Locust, LLC, represented by Troy Hansen, Managing Member, has proposed a \$45 million project to redevelop the former Mulcahy site in the East Village with 104 market rate apartment units, a 120 room extended stay hotel with additional first floor commercial lease space, and a parking garage with a minimum of 236 spaces for residents and hotel guests, subject to receipt of the City assistance identified below; and,

WHEREAS, the project will provide high quality urban density development on a key East Village infill site, add new residents to support existing and proposed businesses, and add hotel rooms and commercial services to the downtown market; and,

WHEREAS, the Office of Economic Development has negotiated preliminary terms of agreement with 201 East Locust, LLC, whereby the City would provide an economic development grant to be paid over a fifteen year term, with the annual installments in years 1 through 5 to be in the amount of \$400,000.00, and the amount of the annual installments in years 6 through 15 to be in the amount of \$300,000.00, all as more specifically described in the accompanying Council Communication.

MOVED by _____ to receive, file and approve the preliminary terms of agreement as set forth in the accompanying Council Communication, and to direct the City Manager to proceed with negotiation of a formal agreement with 201 East Locust, LLC, consistent with the terms set forth in the accompanying Council Communication.

FORM APPROVED:

Roger K Brown

Roger K. Brown
Assistant City Attorney

(Council Communication No. 14- 057)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GRAY, HENSLEY, MAHAFFEY, VOSS, MOORE, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk