



Date October 20, 2014

PRELIMINARY TERMS OF AGREEMENT WITH TWG DEVELOPMENT, LLC, REPRESENTED BY JOSEPH WHITSETT, CEO, FOR REDEVELOPMENT OF THE R & T LOFTS, FORMERLY KNOWN AS THE DES MOINES REGISTER BUILDINGS AT 717 LOCUST STREET AND 421 8TH STREET

WHEREAS, TWG Development, LLC (the "Developer"), represented by Joseph Whitsett, CEO, is proposing to redevelop the former Des Moines Register buildings at 717 Locust Street and 421 8th Street with commercial uses on the first floor, commercial and/or residential uses on the 2nd floor skywalk level, and residential uses on the upper floors, with at least 50% of the residential units to be market-rate, at an estimated project cost of over \$35 million, subject to receipt of financial assistance from City, state and federal sources; and,

WHEREAS, the City Manager's Office has negotiated preliminary terms of agreement with the Developer whereby the Developer would undertake to complete the redevelopment of the Des Moines Register buildings as described above by December 31, 2016, in exchange for an undertaking by the City to provide an Economic Development Grant in the amount of \$3.7 million, payable in twenty equal semi-annual installments of \$185,000 commencing in late 2019, 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's Office to proceed with negotiation of a formal agreement with TWG Development, LLC, consistent with the terms set forth in the accompanying Council Communication.

FORM APPROVED:

Roger K. Brown
Assistant City Attorney

(Council Communication No. 14-507)

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