



Date March 9, 2015

RESOLUTION APPROVING FIRST AMENDMENT TO URBAN RENEWAL
DEVELOPMENT AGREEMENT WITH 201, LLC, REGARDING THE REQUIRED SIZE
OF THE STAYBRIDGE SUITES HOTEL COMPONENT OF THE CITY SQUARE
DEVELOPMENT AT 201 E. LOCUST STREET

WHEREAS, on February 10, 2014, by Roll Call No. 14-0241, the City Council approved preliminary terms of agreement with 201 East Locust, LLC, represented by Troy Hansen, Managing Member, on a proposed \$45 million project to redevelop the former Mulcahy site in the East Village at 201 E. Locust Street, with 104 market rate apartment units, an extended stay hotel with 120 lodging rooms and with additional first floor commercial lease space, and a parking garage with a minimum of 236 spaces for residents and hotel guests, in consideration of an Economic Development Grant to be provided by the City and 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 Council Communication No. 14-057; and,

WHEREAS, 201, LLC, an Iowa limited liability company (the "Developer"), represented by Troy Hansen (officer), has been created to serve as the developer for this project; and,

WHEREAS, on September 8, 2014, by Roll Call No. 14-1413, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with the Developer whereby the Developer agreed redevelop the property at a higher density than anticipated in the preliminary terms but without the commercial space, having approximately 124 market rate apartment units, an extended stay hotel with approximately 137 lodging rooms, and a parking garage with approximately 317 parking spaces for residents and hotel guests, all to be in conformance with the Conceptual Development Plan incorporated into the Agreement, and in consideration of an Economic Development Grant that was unchanged from the preliminary terms; and,

WHEREAS, the project has been branded as City Square and the hotel has been identified to be a Staybridge Suites hotel; and,

WHEREAS, the Developer has requested City Council approval of amendments to the Agreement and approved Conceptual Development Plan to allow a reduction in the number of lodging rooms from 137 to 111, and a reduction in the size of the hotel building from 6 floors to 5 floors, all as more specifically shown by the Amendment to Conceptual Development Plan which is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the Urban Design Review Board considered the amended design of the hotel building at a special meeting on March 6, 2015, and its recommendation has been presented to the City Council.



Date March 9, 2015

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

1. The City Council hereby approves the amendment of the Urban Renewal Development Agreement and approved Conceptual Development Plan as requested by 201, LLC, to reduce the required number of lodging rooms from 137 to 111, and the size of the hotel building from 6 floors to 5 floors, all as more specifically shown in the Amendment to Conceptual Development Plan referenced above.
2. The City Manager or his designees are hereby authorized and directed to administer the Urban Renewal Development Agreement as herein amended on behalf of the City, and to monitor compliance by the Developer with the terms and conditions of the Agreement. The City Manager is further directed to forward to City Council all matters and documents that require City Council review and approval in accordance with the Agreement.

(Council Communication No. 15 - 125)

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				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
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

Amendment to Conceptual Development Plan

Urban Renewal Development Agreement between
City of Des Moines and 201, LLC



CORNER OF E. 2ND AND E. LOCUST



CORNER OF E. 2ND AND E. LOCUST



CORNER OF E. 3RD AND E. LOCUST



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