

.....  
**Date** May 4, 2015

RESOLUTION APPROVING ECONOMIC DEVELOPMENT ASSISTANCE  
CONTRACT WITH IOWA ECONOMIC DEVELOPMENT AUTHORITY AND  
AMERICAN REPUBLIC ENTERPRISE MUTUAL HOLDING COMPANY FOR  
RENOVATION OF THE AMERICAN REPUBLIC HEADQUARTERS AT  
601 6TH STREET

WHEREAS, on July 28, 2014, by Roll Call No. 14-1142, the City Council approved an Urban Renewal Development Agreement with American Republic Insurance Company ("American Republic"), and represented by Michael Abbott, its President, whereby American Republic has undertaken an extensive renovation of its 132,000 square foot headquarters building to upgrade the building to Class A office standards with state of the art energy, mechanical and life/safety systems at an estimated cost of over \$34 million, in consideration of financial incentives to be provided by the City and consisting of an Economic Development Grant to be paid in 30 semi-annual installments with each of the two installments due in each fiscal year to be equal to one-half of 50% of the new tax increment created by the improvements to the Property, and a Sustainability Incentive Grant to be paid in up to ten equal installments of \$25,000; and,

WHEREAS, the renovation of the headquarters building and the balance of the block bounded by Watson Powell Jr Way, Park Street, and 5th and 6th Avenues pursuant to the Development Agreement will allow for the retention of the 249 high quality jobs now existing at that location, and provide for a strong future growth plan to allow for additional job growth; and,

WHEREAS, the successful completion of the renovation of the headquarters building is contingent upon the receipt of additional economic incentives from the Iowa Economic Development Authority; and,

WHEREAS, American Enterprise Mutual Holding Company ("American Enterprise"), an affiliate of American Republic, has negotiated an Economic Development Assistance Contract with the Iowa Economic Development Authority ("IEDA") for state tax incentives of up to \$1,380,000, subject to the City joining in the Contract as the "Community" and agreeing to provide the City incentives identified above as the local commitment for the project; and,

WHEREAS, the City Manager recommends that the City approve and sign the Economic Development Assistance Contract identified above, which is on file and available inspection by the public in the office of the City Clerk.

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

Date May 4, 2015

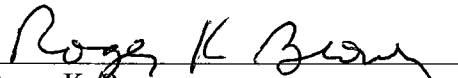
-2-

1. The Economic Development Contract, No. 14-TC-045, between IEDA, American Enterprise Mutual Holding Company (on behalf of itself and its affiliates) and the City of Des Moines is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute the Economic Development Contract on behalf of the City of Des Moines.
3. The City Manager or his designees are hereby authorized and directed to administer the Economic Development Contract on behalf of the City and to monitor compliance by American Enterprise with the terms and conditions of the Contract. 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 Contract.

( Council Communication No. 15-236 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
 \_\_\_\_\_  
 Roger K. Brown

Assistant City Attorney

U:\Rog Docs\Eco Dev\Am Republic\IEDA\RC Approve IEDA Contract.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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