

Date December 16, 2019

RESOLUTION APPROVING PRELIMINARY TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH AUST REAL ESTATE, LLC FOR THE HISTORIC RENOVATION OF THE FERRINGTON PLACE BUILDING LOCATED AT 1201 KEOSAUQUA WAY FOR A COMMERCIAL DEVELOPMENT.

WHEREAS, Aust Real Estate, LLC, (Matt and Mindy Aust, Owners, 1031 7th Street, West Des Moines, IA 50265) (“Developer”) has proposed a historic restoration of the currently vacant 2-story, 18,912 square-foot building at 1201 Keosauqua Way, to include first and second floor office and/or retail space; and,

WHEREAS, Developer has proposed a project that would contain retail and office uses, at a cost of \$4.7 million dollars, beginning construction in the summer of 2019 and completing the project in late 2020; and

WHEREAS, the developer would exceed the applicable Energy Code requirements by seeking participation and approval of Mid-American Energy’s Commercial New Construction program. The final program verification report would be provided to the City prior to issuance of the initial financial assistance payment; and,

WHEREAS, the developer has provided the Office of Economic Development with a financial analysis of the project, indicating a gap between actual project costs and the project appraisal and seeks a financial assistance package to be provided from project generated tax increment as more specifically described in the accompanying Council Communication; and,

WHEREAS, the Developer seeks reimbursement of 90% of the project generated tax increment in years 1-20. BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

The City Council hereby approves the preliminary terms of agreement as set forth in the accompanying Council Communication and directs the City Manager or his designee to negotiate final terms of agreement for future consideration by the City Council.

MOVED by _____ to adopt. (Council Communication No. 19- 548)

FORM APPROVED: *Thomas G. Fisher Jr.* Thomas G. Fisher Jr., Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED
 _____ Mayor

CERTIFICATE

I, P. Kay Cmelik, 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