



Date November 18, 2024

RESOLUTION APPROVING PRELIMINARY TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH HIGHLAND PARK FLATS LLC FOR THE CONSTRUCTION OF A 12-UNIT APARMENT BUILDING

WHEREAS, Highland Park Flats, LLC (“Developer”), represented by Jake Sparks, proposes to undertake new construction of a 12-unit apartment building located at 3608 – 3610 5th Avenue (“Improvements”) in the Oak Park Highland Park Urban Renewal Area; and

WHEREAS, construction of the Improvements is anticipated to be completed in spring 2026 at an estimated total project cost of \$2,635,000.00, subject to receipt of the financial assistance identified below; and

WHEREAS, the Developer seeks reimbursement from the taxable building valuations (exclusive of land) in the following amounts: 95% in years one (1) through five (5), 85% in years six (6) through ten (10), 80% in years eleven (11) through fifteen (15), and 70% in year sixteen (16); 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 this financial assistance package to be provided from project generated tax increment as more specifically described in the accompanying Council Communication.

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 preliminary terms of agreement as set forth in the accompanying Council Communication; and,
2. The City Manager or his designee(s) is hereby authorized to negotiate final terms of agreement for future consideration by the City Council.



Roll Call Number

Agenda Item Number

27

Date November 18, 2024

(Council Communication No. 24-468)

MOVED BY _____ TO ADOPT.

SECOND BY _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Mayor

City Clerk