



Date December 9, 2024

APPROVING GRANT AGREEMENT WITH 515 WALNUT, LLC IN SUPPORT OF THE CONSTRUCTION OF A THIRTY-THREE FLOOR HIGH RISE APARTMENT BUILDING AT 515 WALNUT STREET

WHEREAS, on March 11, 2021, Congress enacted the American Rescue Plan Act of 2021 (“ARPA”) to provide relief to combat the continued impact of COVID-19 on the economy, public health, state and local governments, individuals, and businesses; and

WHEREAS, the City has received ARPA funding from the Coronavirus State and Local Fiscal Recovery Funds and the City desires to aid nonprofit organizations to address the disparate inequities that impacted the Des Moines community; and

WHEREAS, Walnut 515, LLC proposes the construction of a new 33-floor high-rise 340,000 square-foot upscale mixed-use tower, consisting of 390 multi-family apartment units, including 39 affordable units at the property locally known as 515 Walnut Street, Des Moines, Iowa (“Project”), consisting of an affordable unit mix of 18 studio units, 12 one-bedroom units, and 9 two-bedroom units; and

WHEREAS, the Project will serve the public purpose of providing affordable housing in an area that needs affordable housing and improving the Kaleidoscope Mall site for a higher and better use in Des Moines; and

WHEREAS, the City desires to enter in to a Grant Agreement (“Agreement”) to provide a financial grant in the amount of \$500,000 in support of the Project, payable upon the issuance of a certificate of occupancy for the Project; and

WHEREAS, on November 21, 2022, by Roll Call No. 22-1817, the City Council authorized the City Manager to apply American Rescue Plant Act (ARPA) funds in an amount not to exceed \$3,000,000 to the new construction of affordable housing, assuring that the City funds shall be used for public purposes; and

WHEREAS, due to the Agreement, said ARPA funds shall be reallocated for the provision of government services within the general fund.

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

1. The Grant Agreement between the City and 515 Walnut, LLC for a grant not to exceed \$500,000 is hereby approved and, subject to the Legal Department’s approval of the Agreement as to form, the Mayor is hereby authorized and directed to sign said



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Agreement, and the City Clerk is hereby authorized and directed to attest to the Mayor's signature.

(Council Communication No. 24-497)

MOVED by _____ to adopt. Second by _____.

FORM APPROVED:

/s/ Lisa A. Wieland

Lisa A. Wieland
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