

Date October 24, 2011

RESOLUTION APPROVING NEIGHBORHOOD COMMERCIAL REVITALIZATION PROGRAM \$15,000 FAÇADE GRANT, A \$5,000 PREDEVELOPMENT GRANT AND A \$135,000 ECONOMIC DEVELOPMENT BRIDGE LOAN TO ASSIST THE RENOVATIONS TO 424 EAST LOCUST STREET, DES MOINES, IOWA

WHEREAS, RE Properties, LLC as Developer has purchased and proposes a historical renovation to the building located at 424 East Locust Street for commercial and residential uses; and

WHEREAS, the proposed project will assist in revitalizing the Historic East village area of downtown Des Moines by enhancing the value of the commercial property and stimulating additional economic activity in the area; and

WHEREAS, the City desires to participate in the public and private investment pursuant to Iowa Code Chapter 15A involving the economic stabilization of and redevelopment within the vicinity of and including the Project; and

WHEREAS, the public gains and benefits generated from this Project are warranted in comparison to the amount of funds invested and such economic development activity; and

WHEREAS, on August 29, 2011 by Roll Call No. 11-459, City Council gave preliminary approval for a Neighborhood Commercial Revitalization Program \$15,000 Façade Grant, a \$5,000 Predevelopment Grant and a \$135,000 Economic Development Bridge Loan to assist renovations to 424 East Locust Street, subject to the developer's receipt of all necessary financing commitments as well as determination of project eligibility under environmental and program requirements.

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

1. Approval is given for a \$15,000 NCR Façade Grant and a \$5,000 Predevelopment Grant under the terms and conditions as outlined in the City Council communication, with such loan contribution to be expressly contingent upon the project meeting all environmental review requirements and NCR program requirements.
2. Approval is given for a \$135,000 Economic Development Bridge Loan from the City of Des Moines Economic Development Enterprise Account to be administered by the City of Des Moines Office of Economic Development under the terms and conditions as outlined in the attached Council Communication.

★ Roll Call Number

11-1794

Agenda Item Number

34

Date October 24, 2011

-2-

- 3. The City participation is expressly contingent upon Developer's receipt of all other private and public financing commitments at the approximate amounts identified in the Council Communication. In the event the other public and private commitments materially change, the City Manager or his designee is directed to make a recommendation to the Council as to whether the proposed City contribution is necessary or appropriate, and as to whether the amounts and terms of the City's contribution must be re-negotiated.

(Council Communication No. 11-666 Attached)

Moved by Mahaffey to adopt.

APPROVED AS TO FORM:

Michael F. Kelley
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GRIESS, HENSLEY, MAHAFFEY, MEYER, MOORE, and TOTAL (7).

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.

T. M. Franklin Council Mayor

Diane Rauh City Clerk