



Roll Call Number

13-1366

Agenda Item Number

51

Date August 26, 2013

RESOLUTION APPROVING URBAN RENEWAL DEVELOPMENT AGREEMENT
WITH RANDOLPH APARTMENTS LIMITED PARTNERSHIP FOR THE
REDEVELOPMENT OF THE HOTEL RANDOLPH, EARL & LE BOSQUET
AND YOUNGERMAN BLOCK BUILDINGS

WHEREAS, on April 8, 2013, by Roll Call No. 13-0612, the City Council approved preliminary terms of agreement with Randolph Apartments GP LLC, represented by George Sherman, President of Sherman Associates, Inc., for the redevelopment of the Hotel Randolph and the adjacent Earl & Le Bosquet and Youngerman Block Buildings at the northwest corner of 4th Street and Court Avenue for a mixed use project; and,

WHEREAS, Randolph Apartments GP LLC is the general partner of Randolph Apartments Limited Partnership (hereinafter "Randolph Apartments"), which it created to undertake this redevelopment project; and,

WHEREAS, the City Manager has negotiated an Urban Renewal Development Agreement with Randolph Apartments which is generally consistent with the preliminary terms of agreement, whereby Randolph Apartments has agreed to redevelop the Hotel Randolph and the adjacent Earl & Le Bosquet and Youngerman Block Buildings for a mixed use project that will create 55 residential units and first floor commercial space in exchange for the City's agreement to provide an economic development grant in the total amount of up to \$3,400,000 payable in ten annual installments, all as more specifically described in the accompanying Council Communication; and,

WHEREAS, on August 20, 2013, the Urban Design Review Board reviewed the Conceptual Development Plan at a public hearing and the six members present at the hearing each expressed their support for the design of the project as contained in the Conceptual Development Plan.

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

1. The City Council hereby makes the following findings in support of the proposed Development Agreement:
 - a) The Hotel Randolph, Earle & Le Bosquet and Youngerman Block buildings are on the National Register of Historic Places and are currently in deteriorated and underutilized condition.
 - b) The three buildings are located in a part of the Metro Center Urban Renewal Area historically characterized by underutilized land and buildings, and a pattern of disinvestment and declining employment.



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- c) The renovation of the three buildings pursuant to the Development Agreement furthers the objectives of the Urban Renewal Plan to preserve and create an environment which will protect the health, safety and general welfare of City residents and maintain taxable values and employment opportunities within the Urban Renewal Area.
 - c) The economic development incentives for the renovation of the three buildings shall be provided by the City to Randolph Apartments pursuant to the Iowa Urban Renewal Law and Chapter 15A of the Code of Iowa, and Randolph Apartments' obligations under the Development Agreement to renovate the three historic buildings will generate the following public gains and benefits: (i) it will advance the improvement and redevelopment of the Downtown and Court Avenue portions of the Metro Center Urban Renewal Area in accordance with the Urban Renewal Plan; (ii) it will encourage further private investment and will attract and retain other businesses in the Downtown and Court Avenue Areas to reverse the pattern of disinvestment and declining employment in the areas; and, (iii) it will further the City's efforts to create and retain job opportunities within the Downtown and Court Avenue Areas in the Metro Center Urban Renewal Area which might otherwise be lost.
 - d) The renovation of the three historic buildings is a speculative venture and the construction and resulting employment and redevelopment opportunities will not occur without the economic incentives provided by the Development Agreement.
 - e) The renovation of the three historic buildings is in the vital and best interests of City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under which the Metro Center Urban Renewal Project has been undertaken, and warrant the provision of the economic assistance set forth in the Development Agreement.
2. The Conceptual Development Plan for the project, which is Exhibit "C" to the Development Agreement, is hereby approved,
 3. The Urban Renewal Development Agreement between the City and Randolph Apartments Limited Partnership is hereby approved.
 4. The Mayor and City Clerk are hereby authorized and directed to execute the Development Agreement on behalf of the City of Des Moines.
 5. Upon requisition by the City Manager or the City Manager's designee, the Finance Department shall advance the installments on the Economic Development Grant pursuant to Article 3 of the Development Agreement.

(continued)

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(Council Communication No. 13- 447)

MOVED by Hensley to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER				✓
MOORE	✓			
TOTAL	6			1

MOTION CARRIED

APPROVED

T. M. Franklin 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.

Diane Rauh

City Clerk