



Roll Call Number

14-0241

Agenda Item Number

40

Date February 10, 2014

APPROVING PRELIMINARY TERMS OF AGREEMENT WITH 201 EAST LOCUST, LLC, FOR A \$45 MILLION PROJECT CONSTRUCTING A 120 ROOM HOTEL, 104 MARKET RATE RESIDENTIAL UNITS AND A MINIMUM OF 236 SPACE PARKING GARAGE AT 201 E. LOCUST STREET

WHEREAS, 201 East Locust, LLC, represented by Troy Hansen, Managing Member, has proposed a \$45 million project to redevelop the former Mulcahy site in the East Village with 104 market rate apartment units, a 120 room extended stay hotel with additional first floor commercial lease space, and a parking garage with a minimum of 236 spaces for residents and hotel guests, subject to receipt of the City assistance identified below; and,

WHEREAS, the project will provide high quality urban density development on a key East Village infill site, add new residents to support existing and proposed businesses, and add hotel rooms and commercial services to the downtown market; and,

WHEREAS, the Office of Economic Development has negotiated preliminary terms of agreement with 201 East Locust, LLC, whereby the City would provide an economic development grant to be paid over a fifteen year term, with the annual installments in years 1 through 5 to be in the amount of \$400,000.00, and the amount of the annual installments in years 6 through 15 to be in the amount of \$300,000.00, all as more specifically described in the accompanying Council Communication.

MOVED by Voss to receive, file and approve the preliminary terms of agreement as set forth in the accompanying Council Communication, and to direct the City Manager to proceed with negotiation of a formal agreement with 201 East Locust, LLC, consistent with the terms set forth in the accompanying Council Communication.

FORM APPROVED:

Roger K Brown

Roger K. Brown
Assistant City Attorney

(Council Communication No. 14- 057)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GRAY, HENSLEY, MAHAFFEY, VOSS, MOORE, and TOTAL.

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. McFranklin Council Mayor

Diane Rauh City Clerk