



Roll Call Number

17-0486

Agenda Item Number

31

Date March 20, 2017

APPROVING PRELIMINARY TERMS OF AGREEMENT WITH RACCOON VALLEY INVESTMENT COMPANY, LC FOR A HOTEL DEVELOPMENT AT THE NORTHEAST CORNER OF FLEUR DRIVE AND MCKINLEY AVENUE

WHEREAS, Raccoon Valley Investment Company, L.C. (the "Developer"), represented by Michael Coppola, Partner, 4521 Fleur Drive, Suite C, Des Moines, Iowa, proposes to build a new 4-story, 93-room, approximately 57,000 square foot hotel on a 5.9 acre vacant lot off of Fleur Drive at an estimated cost of \$13 million; and,

WHEREAS, on August 22, 2016, in Roll Call No. 16-1414, the Des Moines City Council approved preliminary terms of an Urban Renewal Development Agreement with Raccoon Valley Investment for a hotel at the same location; the Developer seeks a financial assistance package different than the one approved in Roll Call No. 16-1414; and,

WHEREAS, the Office of Economic Development has negotiated preliminary terms of an Urban Renewal Development Agreement with Raccoon Valley Investment for a financial assistance package consisting of an Economic Development Grant payable in semi-annual installments equal to 100% of the project-generated tax increment for fifteen years as more specifically described in the accompanying Council Communication.

(Council Communication No. 17- 292 )

MOVED by Hensley to receive, file and approve the preliminary terms of agreement as set forth in the accompanying Council Communication, and to direct the Office of Economic Development to proceed with negotiation of a formal agreement with Raccoon Valley Investment Company, L.C., consistent with the terms set forth in the accompanying Council Communication.

FORM APPROVED:

Thomas G. Fisher Jr. Assistant City Attorney

Table with columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL (7 yeas).

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