



Roll Call Number

18-0173

Agenda Item Number

25

Date May 7, 2018

RESOLUTION APPROVING FIRST AMENDMENT TO URBAN RENEWAL DEVELOPMENT AGREEMENT WITH JANSSEN LODGING, INC., FOR THE RENOVATION OF THE HOTEL FORT DES MOINES AT 1000 WALNUT AND APPROVING CONCEPTUAL DEVELOPMENT PLAN

WHEREAS, on August 8, 2016, by Roll Call No. 16-1340, the City Council approved a Development Agreement with Janssen Lodging, Inc. (the "Developer") for the renovation of the Hotel Fort Des Moines at 1000 Walnut (the "Hotel") at an anticipated project cost of \$37 million dollars; and,

WHEREAS, the terms of the Development Agreement stated that it must be amended following the Developer's entry into a franchise agreement with a hotel chain, which has now occurred; and,

WHEREAS, following the approval of the Development Agreement, the Developer has secured historic tax credits and will now remodel the Hotel in accordance with the requirements of the State Historical Preservation Office to preserve the historic features of the Hotel, eliminating the need for historic renovation requirements by the City in the Development Agreements; and,

WHEREAS, the City Manager has negotiated a proposed First Amendment to the Development Agreement altering the construction timing, amending the Conceptual Development Plan and requiring that Developer meet its obligations to State Historical Preservation Office in performing the renovation; and,

WHEREAS, the Urban Design Review Board at its regular meeting on April 24, 2018, recommended adoption of the terms of the proposed First Amendment to the Development Agreement and the amended Conceptual Development Plan by a vote of 6-0.

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

1. The First Amendment to Urban Renewal Development Agreement between the City and the Developer, the is hereby approved. The Mayor and City Clerk are hereby authorized and directed to execute the Agreement on behalf of the City of Des Moines.
2. The City Manager or his designees are hereby authorized and directed to administer on behalf of the City, the attached First Amendment to Urban Renewal Development Agreement Between City of Des Moines, Iowa and Jansen Lodging, Inc., including the filing of the Agreement, and to monitor compliance by the Developer with the terms and conditions of the



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Agreement. The City Manager is further directed to forward to City Council all matters and documents that require City Council review and approval in accordance with the Agreement.

(Council Communication No. 18-239)

MOVED by Gray to adopt.

FORM APPROVED:

Thomas G. Fisher Jr.

Thomas G. Fisher Jr.
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, 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. M. Franklin Council Mayor

Diane Rauh City Clerk