



Roll Call Number

22-0702

Agenda Item Number

39

Date May 9, 2022

RESOLUTION APPROVING PRELIMINARY TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH ONESPEED DSM, L.L.C., LLC FOR THE RENOVATION AND CONVERSION OF THE EXISTING AUTO REPAIR SHOP LOCATED AT 303 SCOTT AVENUE INTO A CRAFT BREWING SPACE

WHEREAS, ONESPEED DSM, LLC (“Developer”), represented by Jake Christensen, Managing Manager, proposes to undertake a conversion of the existing 9,207 square-foot auto repair shop located at 303 Scott Avenue into a craft brewing space (collectively “Improvements”) in the Metro Center Urban Renewal Area; and

WHEREAS, construction of the Improvements is anticipated to be commenced in summer 2022 and completed in spring 2023 at an estimated total project cost of \$5,400,000.00, subject to receipt of the financial assistance identified below; and

WHEREAS, the Developer seeks reimbursement from the taxable building valuations (exclusive of land) in 95% for fifteen (15) years and \$38,000 per year for ten (10) years from tax increment generated by the Metro Center TIF district; and

WHEREAS, the non-project generated incentive will be structured as a forgivable loan, absolved when the tax receipts exceed the incentive paid; and

WHEREAS, the projected total amount of TIF assistance is estimated at \$949,490 on a cash basis; and

WHEREAS, the Developer has provided the Office of Economic Development with a financial analysis of the project, indicating a gap between actual project costs and the project appraisal and seeks this financial assistance package to be provided from project generated tax increment as more specifically described in the accompanying Council Communication.

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

1. The City Council hereby approves the preliminary terms of agreement as set forth in the accompanying Council Communication; and
1. Directs the City Manager or his designee to negotiate final terms of agreement for future consideration by the City Council.



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(Council Comm. No. 22-227)

MOVED BY Boesen TO ADOPT.

SECOND BY Gatto

APPROVED AS TO FORM:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			1
MOTION CARRIED			APPROVED	

John Fubella
MAYOR PRO TEM

CERTIFICATE

I, P. KAY CMELIK, 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.

P. Kay Cmelik City Clerk