



**Roll Call Number**

23.0403

**Agenda Item Number**

35

**Date** March 27, 2023

**RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT GRANT OF \$25,000 FOR  
NATIVE BUSINESS SERVICES, LLC FOR REQUIRED SITE PLAN IMPROVEMENTS**

**WHEREAS**, Native Business Services, LLC (“Grantee”), a Des Moines-based limited liability company, is working to renovate a vacant department store location at the site of Southridge Mall into a commercial retail/warehouse operation; and

**WHEREAS**, as part of this reconstruction/renovation, Grantee is required to install a sidewalk on the exterior of the premises to comply with the City’s site plan requirements (“Project”); and

**WHEREAS**, the Project will serve a public purpose of contributing to the character of the Southside Urban Renewal Area and extending the commercial vitality of same, and avoiding stagnant and unproductive conditions of land which is potentially useful and viable for contributing to the public health, safety, and welfare; and

**WHEREAS**, the renovation of the property is a speculative venture and the construction and resulting benefits would not occur without the economic incentives provided by this Agreement; and,

**WHEREAS**, the City desires to provide a financial grant in support of the Project to be paid from the economic development enterprise fund which will be reimbursed from the Southside Economic Development TIF (tax increment financing) District; and

**WHEREAS**, the Office of Economic Development has negotiated an Economic Development Grant Agreement in form on file in the Office of the City Clerk containing certain obligations and requirements of Grantee in exchange for the economic development incentives set forth in said Agreement; and

**WHEREAS**, the economic development incentives set forth in the Economic Development Grant Agreement are provided by the City to Developer pursuant to the Urban Renewal Law and Chapter 15A of the Code of Iowa, and Developer's obligations under this Agreement to complete the Project will generate the following public gains and benefits: (i) it will advance the improvement and redevelopment of the Southside Urban Renewal Area in accordance with the Urban Renewal Plan; (ii) it will establish conditions which attract further new investments and prevent the recurrence of blight and blighting conditions; and (iii); and it will encourage further private investment and will attract and retain residents and businesses in the Southside area of the City of Des Moines to reverse the pattern of disinvestment.



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

- 1. The Economic Development Grant Agreement in form on file in the Office of the City Clerk is hereby approved.
2. The City Manager, or his designee, is authorized to execute the Agreement on behalf of the City and thereafter administer the terms of the Agreement.
3. The City Manager, or his designee, is hereby authorized to issue payment of the Economic Development Grant pursuant to the terms of the Agreement.
4. The City Manager, or his designee, is hereby authorized to file the Agreement with EMMA or any other regulatory agency as required.

(Council Communication No. 23-160)

Moved by Gatto to adopt. Second by Boesen

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, and TOTAL. Includes MOTION CARRIED and APPROVED status.

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

J. M. Gaudin Mayor

Laura Baumgartner City Clerk