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Prepared by: Carrie Kruse, Office of Economic Development, 602 Robert D. Ray Drive, Des Moines, IA 50309 Phone: 515-283-4012  
Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309  
Taxpayer: N/A  
Title of Document: Thirty-Fifth Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area  
Grantor/Grantee: N/A  
Prior Related Documents: See listing at page 2, below.

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**Thirty-Fifth Amendment**  
*to the*  
**Urban Renewal Plan**  
*for the*  
**Metro Center Urban Renewal Area**

Urban Design Review Board Action:	07/16/2024
Taxing Entities Consultation:	07/18/2024
City Council Approval:	08/05/2024

## **HISTORY**

The Metro Center Urban Renewal Project was created by the consolidation of the Riverpoint Capitol-Center Development Area Urban Renewal Project and the Capitol-Center Development Area Urban Renewal Project. The Urban Renewal Plan for the Metro Center Urban Renewal Project was adopted on March 20, 2000, by Resolution (Roll Call No. 00-788 as the Ninth Amendment to the Riverpoint Capitol-Center Development Area Urban Renewal Plan and Roll Call No. 00-789 as the Thirty-Third Amendment to the Capitol-Center Development Area Urban Renewal Plan).

The Metro Center Urban Renewal Plan and its subsequent amendments have been recorded in the land records of the Polk County Recorder as follows:

<i>Amendment</i>	<i>Roll Call No.</i>	<i>Adopted Date</i>	<i>Book</i>	<i>Beginning at Page</i>
Urban Renewal Plan	00-788	03/20/2000	8491	645
	00-789	03/20/2000	8491	704
First Amendment	00-1927	06/25/2000	8534	168
Second Amendment	00-4270	11/06/2000	8637	725
Third Amendment	00-4536	12/04/2000	8659	119
Fourth Amendment	00-4679	12/18/2000	8670	933
Fifth Amendment	01-3224	10/22/2001	9055	830
Sixth Amendment	02-1596	06/17/2002	9200	189
Seventh Amendment	03-1800	07/28/2003	10072	230
Eighth Amendment	07-1015	05/21/2007	12221	129
Ninth Amendment	08-2228	12/22/2008	12871	414
Tenth Amendment	11-0628	04/11/2011	13829	278
Eleventh Amendment	12-1970	12/17/2012	14592	565
Twelfth Amendment	13-0239	02/11/2013	14661	548
Thirteenth Amendment	13-1028	06/24/2013	14856	232
Fourteenth Amendment	14-0437	03/10/2014	15147	467
Fifteenth Amendment	14-1320	08/25/2014	15328	362
Sixteenth Amendment	15-1173	06/13/2015	15754	335
Seventeenth Amendment	15-1996	11/23/2015	15827	665
Eighteenth Amendment	16-0514	03/21/2016	15941	052
Nineteenth Amendment	17-0151	01/23/2017	16365	602
Twentieth Amendment	17-0620	04/03/2017	16441	077
Twenty-First Amendment	17-1786	10/09/2017	16690	332
Twenty-Second Amendment	18-0628	04/09/2018	16887	787
Twenty-Third Amendment	18-1802	10/22/2018	17127	041
Twenty-Fourth Amendment	19-0752	05/06/2019	17327	329
Twenty-Fifth Amendment	19-1772	11/04/2019	17585	235
Twenty-Sixth Amendment	20-0655	04/20/2020	17808	054
Twenty-Seventh Amendment	20-2147	12/21/2020	18298	719
Twenty-Eighth Amendment	21-1029	06/28/2021	18629	876
Twenty-Ninth Amendment	21-1676	11/01/2021	18850	701

Thirtieth Amendment	22-0605	04/18/2022	19128	695
Thirty-First Amendment	22-1840	11/21/2022	19343	289
Thirty-Second Amendment	23-0769	05/22/2023	19491	015
Thirty-Third Amendment	23-1581	11/06/2023	19652	927
Thirty-Fourth Amendment	24-0904	06/17/2023	19837	341

### **PURPOSE**

The general purposes of this Thirty-Fifth Amendment are to:

- Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
  - American Equity Investment Life Insurance Company – Economic Development Grant for building improvements related to their business relocation with approximately 650 jobs to 1100 Locust Street in Downtown Des Moines, and
  - Ruan Development Partners, LLC - for the conversion of an existing office building at 601 Locust Street to a 221-unit multi-family residential building, including commercial uses on the skywalk level.

and to include these new projects and material amendments to existing projects and updated text for other previously-approved projects in the amended and updated Appendix C --Approved Economic Development and Redevelopment Activities.

- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for Principal Park in FY24/25 and FY25/26, and to add annual funding for streetscape maintenance and improvements.

## **THIRTY-FIFTH AMENDMENT TO THE METRO CENTER URBAN RENEWAL PLAN**

1. Amend and update Appendix C – Approved Economic Development and Redevelopment Activities and approve employment, redevelopment, renovation and improvement Projects:

*Delete:* Appendix C – Approved Economic Development and Redevelopment Activities (34<sup>th</sup> Amendment)

*Replace With:* Appendix C – Approved Economic Development and Redevelopment Activities (35<sup>th</sup> Amendment)

2. Approve the new or materially amended projects listed below for provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area as described in the amended Appendix C – Approved Economic Development and Redevelopment Activities.
  - American Equity Investment Life Insurance Company – Economic Development Grant for building improvements related to their business relocation with approximately 650 jobs to 1100 Locust Street in Downtown Des Moines,
  - Ruan Development Partners, LLC - for the conversion of an existing office building at 601 Locust Street to a 221-unit multi-family residential building, including commercial uses on the skywalk level.

3. Amend and update Appendix D –Approved Public Improvement, Street and Parking Projects and approval of Projects:

*Delete:* Appendix D –Approved Public Improvement, Street and Parking Projects (34<sup>th</sup> Amendment).

*Replace With:* Appendix D –Approved Public Improvement, Street and Parking Projects (35<sup>th</sup> Amendment)

## **ATTACHMENTS**

- Appendix C – Approved Economic Development and Redevelopment Activities (35<sup>th</sup> Amendment)
- Appendix D – Approved Public Improvement, Streets and Parking Projects (35<sup>th</sup> Amendment)

## **APPENDIX C: APPROVED ECONOMIC DEVELOPMENT AND REDEVELOPMENT ACTIVITIES (35<sup>TH</sup> AMENDMENT)**

(Shading indicates new projects added by the 35<sup>th</sup> Amendment or existing projects to which material amendments have been made to the financial incentives provided by the 35<sup>th</sup> Amendment)

The following numerical/alphabetical listing provides a summary of projects approved by the Des Moines City Council for receipt of tax increment funding in accordance with the terms and conditions contained in the specific project development agreement.

Projects marked with “\*” have had preliminary terms of agreement approved by the Des Moines City Council. This information is updated when the City Council approves a development agreement.

### **106 SW 7<sup>th</sup> Street, LLC / 106 SW 7<sup>th</sup> Street (Carpenter Paper Warehouse)**

Historically compatible renovation and conversion of the existing 4-story, approximately 46,800-square-foot warehouse building located at 106 SW 7<sup>th</sup> Street into Class A commercial office space, in accordance with the Urban Renewal Development Agreement approved by the City Council on August 7, 2023, by Roll Call No. 23-1087. The Agreement provides for a tax increment financing (TIF) rebate of 95% of the project generated TIF in years 1-20 after the project is completed, with a maximum cap of \$4 million on a net-present-value basis with a 4.5% discount rate applied.

### **13<sup>th</sup> & Mulberry, LLC, 213 13<sup>th</sup> Street and the adjacent lot west of 13<sup>th</sup> Street**

Renovation of the existing one-story, approximately 15,000-square-foot building located at 213 13<sup>th</sup> Street for commercial office uses with approximately 30 underground parking spaces in the project’s first phase, and construction of a new mixed-use building located on the adjacent lot to the west of 13<sup>th</sup> street with a minimum of five stories, 80 apartment units, and 3,000-square-foot of commercial retail space in the project’s second phase. Final terms of an Urban Renewal Development agreement with 13<sup>th</sup> & Mulberry, LLC, were approved by the City Council on December 21, 2020, by Roll Call No. 20-2118, and as amended on October 24, 2022, by Roll Call No. 22-1646, and provides an economic development grant for each phase of the project from the tax increment generated by the improvements and in lieu of tax abatement for the second phase as follows:

- Phase 1: Contingent on commencement and completion of construction of the second phase mixed-use building; in the amount of ninety-five percent (95%) of the project-generated TIF in project years 1-5, eighty-five percent (85%) in project years 6-10, and eighty-percent (80%) in project years 11-15.
- Phase 2: In the amount of one-hundred percent (100%) of project-generated TIF in project years 1-7, ninety-five percent (95%) in project years 8-12, ninety percent (90%) in years 13-16, eighty percent (80%) in years 17-18, and seventy percent (70%) in years 19-20.

### **201 East Locust Street (City Square)**

A mixed-use development with approximately 124 apartment units, a hotel with approximately 111 lodging rooms, and a parking structure with approximately 317 spaces. The Urban Renewal Development Agreement with 201, LLC was approved by the City Council on September 8, 2014 by Roll Call No 14-1413 and was amended by a First Amendment approved by the City Council on March 9, 2015, by Roll Call No. 15-0399. The amended agreement provides for the following annual economic development grant payments commencing in 2017 based upon project completion in late 2016:

<u>Year</u>	<u>Annual Payment</u>
1-5	\$400,000 (not-to-exceed)
6-15	\$300,000 (not-to-exceed)

206 6<sup>th</sup> Avenue, LLC (Midland Building)

Historic redevelopment and conversion of the former Midland Building to a 140-room luxury boutique style hotel. The Urban Renewal Development Agreement with 206 6<sup>th</sup> Avenue, LLC was approved by the City Council on March 8, 2018 by Roll Call No. 18-0358 and amended on October 22, 2018 by Roll Call No. 18-1758. The Agreement provides for thirty semi-annual economic development grant payments over a period of fifteen years, based on the following declining percentage of new tax increment generated by the project (after the subtraction of debt-protected levies), commencing fall 2022, based on a 2020 completion date.

<u>Year</u>	<u>% of TIF (1/2 in each semi-annual installment)</u>
1-5	100%
6-9	85%
10-12	80%
13-15	75%

207 Crocker, LLC (Fairfield Inn)

Conversion and expansion of an existing office building into a 91-room Fairfield Inn and Suites by Marriott hotel. The Urban Renewal Development Agreement with 207 Crocker, LLC was approved by the City Council on May 21, 2018 by Roll Call No. 18-0887, as amended by the First Amendment to the Agreement approved by the City Council on May 8, 2022 by Roll Call No. 22-0703. The agreement provides for sixteen semi-annual economic development grant payments of 90% of the new tax increment generated by the project (after the subtraction of debt-protected levies) commencing on December 1, 2021, based on a September 2019 completion date.

215 East 3<sup>rd</sup> Street, LC (Dilley Manufacturing)

Conversion of the former Dilley Manufacturing buildings for office and restaurant / commercial uses. The Urban Renewal Development Agreement with 215 East 3rd Street, L.C. was approved on November 17, 2014 by Roll Call No. 14-1777, and provides for thirty semi-annual economic development grant payments, based on the following declining percentage of the project-generated tax increment (after subtraction of debt-protected levies), commencing in 2018 based on a project completion in late 2016.

<u>Year</u>	<u>% of TIF (1/2 in each semi-annual installment)</u>
1-5	90%
6-9	85%
10-12	80%
13-15	75%

217 E Second LC / 217 East 2<sup>nd</sup> Street

Renovation of the existing 20,500-square-foot commercial building for commercial and office uses in accordance with an Urban Renewal Development Agreement between the City and 217 E Second, LC approved by the City Council on December 21, 2020 by Roll Call No. 20-2117. The terms of the Agreement provide for economic development grant payments to be paid in thirty semi-annual

payments over a period of fifteen years, based on the following declining percentage of the new tax increment generated by the project (after subtraction of debt-protected levies):

<u>Year</u>	<u>% of TIF (1/2 in each semi-annual installment)</u>
1-5	95%
6-10	85%
11-15	75%

#### 219 East Grand, LLC / 219 East Grand Avenue

New construction of a mixed-use 6-story building that includes at least 15,000 square-feet of ground floor retail, five floors of apartments for a total of 98 market rate housing units. The Urban Renewal Development Agreement with 219 Grand, LLC was approved on December 21, 2015 by Roll Call No. 15-2183, and amended by the First Amendment to the Agreement approved by the City Council on December 18, 2017 by Roll Call No. 17-2151. As amended, the Agreement divides incentives into separate commercial and residential components. For the Commercial component, the Amended Agreement provides for thirty semi-annual economic development grant payments over a period of fifteen years, based on the following declining percentage of the new tax increment generated by the project (after subtraction of debt-protected levies):

<u>Year</u>	<u>% of TIF (1/2 in each semi-annual installment)</u>
1-10	100%
11-15	50%

For the Residential Component, the Amended Agreement provides for twenty semi-annual payments over a period of ten years, based on the following percentage of the project-generated tax increment (after subtraction of debt-protected levies), with a cap of one million dollars (\$1,000,000):

<u>Year</u>	<u>% of TIF (1/2 in each semi-annual installment)</u>
11-15	100% capped at \$1,000,000

#### 220 SE 6<sup>th</sup> Street Properties / PDM Precast, Inc. / 220 SE 6<sup>th</sup> Street

New construction of a 47,000-square-foot office building on a vacant lot at the corner of SE 6<sup>th</sup> and Elm Street and an estimated 175-stall parking structure in accordance with an Urban Renewal Development Agreement between the City and 220 SE 6<sup>th</sup> Street Properties, LLC, approved by the City Council on August 22, 2016 by Roll Call No. 16-1411 and as amended by the First Amendment to Urban Renewal Development Agreement approved by the City Council on June 26, 2017 by Roll Call No. 17-1061, which provides for: 1) an initial economic development grant of \$550,000 payable in four annual installments, but with the final \$200,000 to be withheld until the Developer has completed the improvements to Elm Street; 2) a deferred economic development grant payable in semi-annual installments each equal to one-half of a declining percentage of project generated tax increment revenues based on the following: 100% in years 1-2, 95% in years 3-5, 90% in years 6-10, 85% in years 11-12, 75% in years 13-15, and 50% in years 16-20; and 3) a parking license for the City or its designee to use 76 parking spaces within the top two floors of the parking structure for an initial semi-annual license fee of \$59,850 (\$125 per month per parking spaces plus 5% administration fee) for a term of 25 years with two optional 10-year extensions. The semi-annual license fees are subject to annual inflationary increases and decreases matching the Consumer Price Index.

#### 317 E Court, LLC & 322 E Court, LLC / 317 East Court Avenue and 322 East Court Avenue

A renovation and repurpose of two existing commercial buildings at 317 East Court Avenue and one existing building at 322 East Court Avenue for office, restaurant and commercial uses in accordance

with an Urban Renewal Development Agreement between the City and 317 E Court, LLC and 322 E Court, LLC, approved by the City Council on June 27, 2016 by Roll Call No. 16-1053. The final terms provide for a declining percentage of project generated tax increment revenue based on the following: 90% in years 1-5, 85% in years 6-9, 80% in years 10-12, and 75% in years 13-15.

#### 420 Court Avenue Grocery Store and Apartments project / 420 Court Avenue

New construction of a 36,000-square foot full-service Hy-Vee grocery store and approximately 82 residential units with surface parking and approximately 100 parking spaces on a parking deck. The Urban Renewal Development Agreement for the Sale of Land for Private Redevelopment with 420 Court Avenue LLC was approved by on April 6, 2015, by Roll Call 15-0629 and provides for economic development grant payments equal to 100% tax abatement for the first ten years, 80% of the project-generated tax increment (after subtraction of debt-protected levies) for the years 11-12 and 75% of the project-generated tax increment (after subtraction of debt-protected levies) in years 13-15. The payments will commence in 2018 based on project completion in late 2016.

#### 505 East Grand Avenue

New construction of an 18,000-square foot building on a former City surface parking lot in the East Village in accordance with the Urban Renewal Agreement with 505 East Grand, LLC, approved by the City Council on April 21, 2014 by Roll Call No. 14-0628. The Agreement provides for an initial grant of \$369,600 to be paid at commencement of construction and an annual grant for eleven years starting on December 1, 2017 after project completion, based on a decreasing percentage of the new tax increment generated by the project. An initial estimate of the total annual grants to the developer is about \$600,000.

<u>Year</u>	<u>Annual Payment</u>
1-8	70%
9-10	60%
11	50%

#### 611 Fifth Avenue, LLC / 611 5<sup>th</sup> Avenue

Renovation of the existing 5-story, 109,758-square-foot office building to provide Class A office space to new corporate tenants in accordance with the terms of an Urban Renewal Development Agreement between the City and 611 Fifth Avenue, LLC, approved by City Council on February 24, 2020, by Roll Call No. 20-0344. The Urban Renewal Development Agreement provides for an economic development grant to be paid in 30-semiannual installments equal to 90% of the new tax increment created by the improvements to the property in years 1-5, 85% of the new tax increment created by the improvements to the property in years 6-10, and 75% of the new tax increment generated in years 11-15 capped at a maximum of \$3.8 million (net-present-value at a 4.5% discount rate).

#### 1435 Mulberry, LLC

New construction of a 202-unit apartment building at 1435 Mulberry Street in accordance with the Urban Renewal Development Agreement between the City and 1435 Mulberry, LLC, approved by City Council on January 22, 2024, by Roll Call No. 24-0114. The Development Agreement provides for an economic development grant to be paid in semi-annual installments equal to 95% of the new increment created by the improvement in project years 9-20, capped at a maximum of \$5.3 million (net-present-value at a 4.5% discount rate).



#### 1717 Ingersoll Avenue

Rehabilitation and renovation of a building for commercial and retail uses at 1717 Ingersoll in accordance with an Urban Development Agreement between the City and 1717 Ingersoll, L.L.C., P.W. Waterbury, L.C. and Opomodo, L.L.C. approved by the City Council on June 23, 2008 by Roll Call No. 08-1106. The Development Agreement provides an Economic Development Grant to be paid in ten annual installments each not to exceed \$55,000 commencing on December 15, 2011.

#### AC/Marriott Hotel / 401 East Grand Avenue

New construction of an “AC/Marriott” boutique hotel with approximately 100 lodging rooms with surface parking and approximately 64 underground parking spaces located on a former City surface parking lot in the East Village. The Urban Renewal Agreement for the Sale of Land for Private Redevelopment with the Iowa Machine Shed Co. was approved by the City Council on March 9, 2015 by Roll Call No. 15-0423 and provides for an initial economic development grant of \$550,000 to be paid at project commencement and a deferred economic development grant to be paid in 20 annual payments of 80% of the project-generated tax increment (after subtraction of debt-protected levies). An initial estimate of the deferred grant is \$225,000 annually.

#### Accordia Life & Annuity Company (d/b/a Global Atlantic)

Economic Development Assistance Contract between Accordia Life & Annuity Company and Global Atlantic Financial Company and the Iowa Economic Development Authority (IEDA) and the City of Des Moines Development Agreement, approved by the City Council on February 5, 2018 by Roll Call No. 18-0202, and first amendment approved on November 23, 2020, by Roll Call No. 20-1886, second amendment approved on October 4, 2021, by Roll Call No. 21-1482, and third amendment approved on September 12, 2022, by Roll Call No. 22-1433, which provides for a \$100,000 forgivable loan as the City’s matching contribution under the IEDA’s High Quality Jobs program.

#### Advance Rumely Building (Market One) / 130 East 3<sup>rd</sup> Street

Historic rehabilitation of a 100 year old warehouse and retail building into an office building for Modus Engineering in accordance with the Urban Renewal Agreement with Market One, LLC (formerly Doyle Properties, LLC) approved by the City Council on February 10, 2013 by Roll Call No. 14-0217 which provides for an economic development grant to be paid in fifteen annual installments commencing December 1, 2016, with each installment equal to a percentage of the new tax increment generated by the project as listed in the table below.

<u>Year</u>	<u>Annual Payment</u>
1-10	100% of new increment
11-15	75% of new increment

#### American Equity Investment Life Insurance Company

American Equity Investment Life Insurance Company is relocating their business to 1100 Locust Street at an estimated cost of \$9.1 million, of which a minimum of \$4 million will be invested in construction improvements to the building. The company will lease approximately 131,900-square-foot for a minimum of 10-years and will retain a minimum of 600 jobs that primarily office from their Downtown Des Moines office location, averaging three (3) or more days per work week, with the top 500 paid positions at or above an average salary of \$95,055, in accordance with an Economic Development Grant and Parking License Agreement approved by the City Council on June 3, 2024, by Roll Call No. 24-0833, which provides for \$50 per full-time eligible position, per year, for up to 10-years. Approximately \$32,500 per year based on current employment counts.

American Republic Insurance Company / 601 6<sup>th</sup> Street

Extensive interior renovation of American Republic's corporate headquarters to upgrade and provide for installation of life safety equipment, energy efficient mechanical systems and other improvements with retention of current 250 employees and an anticipated 146 new employees over the next 3-5 years in accordance with the Urban Renewal Agreement with American Republic Insurance Company approved by the City Council on July 28, 2014, by Roll Call No. 14-1142. The Agreement provides for the payment of an economic development grant in semi-annual installments for 15 years with the total amount to be paid each year being equal to 50% of the new tax increment generated by the project and the payment of a LEED (or equivalent) incentive grant payable in ten annual installments of \$25,000.

AP Lofts (previously known as Hawkeye Transfer Lofts) / 328 SW 5<sup>th</sup> Street

Renovation of a former industrial building into seventy market-rate residential units with associated parking in accordance with the development agreement with ND25 SW5th LLC approved by the City Council on May 18, 2009 by Roll Call 09-0863. The Development Agreement provides for an economic development grant of \$161,788.20 to be paid annually for 10 years starting in 2010.

Artisan Row / 1623 Grand Avenue

Construction of 27 townhouse units, renovation of an existing small commercial building and undergrounding of overhead utilities in accordance with the Urban Renewal Development Agreement with Artisan Row, LLC approved by the City Council on April 21, 2014 by Roll Call No. 14-0627. The agreement provides for an economic development grant of \$266,000 to be paid on the later of July 7, 2015 or completion of the undergrounding of overhead utilities on the site. A first amendment to this development agreement was approved by the City Council on December 21, 2015 by Roll Call No. 15-2126 which reduced the number of dwelling units to 26 and delayed the deadline for completion of the improvements to May 31, 2016 in recognition of construction delays and undergrounding of overhead utilities.

Aust Real Estate, LLC / 1201 Keosauqua Way

Historic renovation of the currently vacant, 2-story, 18,912-square-foot building at 1201 Keosauqua Way, to include first and second floor office and/or retail space in accordance with an Urban Renewal Development Agreement with Aust Real Estate, LLC, approved by City Council on September 14, 2020, by Roll Call No. 20-1454. The Agreement provides for an economic development grant of 90% of the project generated tax-increment generated from the project in years 1-20.

Aviva / 215 Tenth Street

Termination Agreement ending the City's obligations under the Development Agreement approved on July 13, 2015, by Roll Call No. 15-1208.

Ball Yard Lofts / 350 Martin Luther King Jr. Parkway

Renovation of a vacant warehouse for conversion into 44 apartments in accordance with a Development Agreement with Ballyard Lofts, L.L.C., approved by the City Council on June 10, 2013 by Roll Call No. 13-906. The Development Agreement provides for an economic development grant totaling \$635,000 to be paid in ten annual installments in the following amounts commencing upon the later of December 1, 2014 or completion of the project improvements. The amount of each

installment is subject to reduction if the property taxes payable in that year are less than the minimum identified below.

<i>Installment #</i>	<i>Amount to be Paid (\$)</i>	<i>Calendar Year</i>	<i>Minimum Property Tax Payment (\$)</i>
1	25,000	2015	51,750
2	25,000	2016	53,303
3	25,000	2017	54,902
4	55,000	2018	56,549
5	100,000	2019	58,245
6	100,000	2020	59,992
7	100,000	2021	61,792
8	75,000	2022	63,646
9	75,000	2023	66,555
10	55,000	2024	67,522

Botanical Center / 909 Robert D. Ray Drive

Enhanced operation, management and maintenance of the Botanical Center on Robert D. Ray Drive in accordance with an Urban Renewal Development Agreement between the City and the Greater Des Moines Botanical Garden approved by the City Council on May 9, 2011 by Roll Call No. 11-0825 as subsequently amended. The amended Development Agreement provided for an economic development grant in the total amount of \$2,000,000 to be paid in twenty equal semi-annual installments of \$100,000 to commence upon completion of the Botanical Center improvements in accordance with the terms of a Lease between the City and the Greater Des Moines Botanical Garden. Installment payments of the economic development grant made as of June 1, 2021 have totaled \$1,600,000 and the City and the Greater Des Moines Botanical Center have entered into a Third Amendment and Restated Urban Renewal Development Agreement, approved by the City Council on November 15, 2021 by Roll Call No. 21-1756, and corrected by Roll Call No. 21-1826 providing for an extended and increased Economic Development Grant for enhanced operation, management and maintenance of an expanded Botanical Center in accordance with the terms of an amended Lease in the additional total amount of \$2,900,000.00 payable in eighteen semi-annual installments. A first amendment to the Amended and Restated Urban Renewal Development Agreement was approved by the City Council on January 23, 2023, by Roll Call No. 23-0124, and reduces the total amount of the grant to \$2,500,000, payable in fourteen semi-annual installments as follows:

- Installment 1, in the amount of \$175,000 paid December 1, 2021
- Installment 2, in the amount of \$175,000 paid June 1, 2022
- Installment 3, in the amount of \$175,000 paid December 1, 2022
- Installment 4, in the amount of \$175,000 paid June 1, 2023
- Installment 5, in the amount of \$200,000 paid December 1, 2023
- Installment 6, in the amount of \$200,000 paid June 1, 2024
- Installment 7, in the amount of \$200,000 paid December 1, 2024
- Installment 8, in the amount of \$200,000 paid June 1, 2025
- Installment 9, in the amount of \$200,000 paid December 1, 2025
- Installment 10, in the amount of \$200,000 paid June 1, 2026
- Installment 11, in the amount of \$200,000 paid December 1, 2026
- Installment 12, in the amount of \$200,000 paid June 1, 2027
- Installment 13, in the amount of \$125,000 paid December 1, 2027
- Installment 14, in the amount of \$75,000 paid June 1, 2028

Bridge District Level, LLC, Bridge District II Townhomes, LLC and Bridge District II, LLC / 300 block of Maple Street

New construction of a 5-story, approximately 114-unit multi-family residential apartment building and up to 25 owner-occupied rowhome units located on the adjoining property south of the Level Apartments site, in accordance with an Urban Renewal Development Agreement between the City and Bridge District Level, LLC, Bridge District II Townhomes, LLC and Bridge District II, LLC, approved by City Council on March 23, 2020, by Roll Call No. 20-0533, as amended by the First Amendment to the Agreement approved by City Council on December 7, 2020 by Roll Call No. 20-2015, as amended by the Second Amendment to the Agreement approved by the City Council on March 21, 2022, by Roll Call No. 22-0425, and a Third Amendment approved by the City Council on July 17, 2023, by Roll Call No. 23-1011, which provides for an economic development grant in a total amount not to exceed \$3,270,000 on a net-present-value to be paid as follows: (1) installments in project years 1-6 up to and not to exceed \$1,500,000, to be paid from non-project generated tax increment revenue; (2) installments in project years 7-10 in amounts equal to 100 percent of, and to be paid from, the tax increment revenue generated by the Improvements in the applicable fiscal year; and (3) installments in project years 11-15 in amounts up to 100 percent of, and to be paid from, the tax increment revenue generated by the Improvements in the applicable fiscal year and not to exceed \$460,000 per fiscal year.

Bronson Partners / 1417 Walnut Street

Reuse and restoration of the historic 2-story building at 1417 Walnut Street with approximately 7,000 square feet of commercial retail or restaurant on the first floor and six market rate apartments on the 2nd floor in accordance with an Urban Renewal Development Agreement between the City and Bronson Partners, LLC approved by the City Council on March 7, 2016 by Roll Call No. 16-0393, as amended by the City Council on March 7, 2022 by Roll Call No. 22-0335. The Development Agreement provides for an economic development grant to be paid in twenty semi-annual payments of 75% of the project generated tax increment funds to be paid over a period of ten years commencing on December 1, 2018.

Carbon 550 / 550 Watson Powell Jr. Way

New construction of a 50-unit market rate multi-family apartment building in accordance with an Urban Renewal Development Agreement between City and Hubbell Realty Company, approved on December 19, 2016 by Roll Call No. 16-2165. The Development Agreement provides for a \$500,000 economic development grant to be advanced upon City approval of the Development Agreement and closing of the land conveyance to Hubbell Realty Company or a related entity.

Center at Sixth / Ashworth Development, LLC / 1714 6<sup>th</sup> Avenue

New construction of a 4-story, 32-unit mixed-use project, which will include 12,000 square-feet of commercial space, located at 1714 6<sup>th</sup> Avenue. Final Terms between the City of Des Moines and Ashworth Development LLC approved by the City Council on December 4, 2023, by Roll Call No. 23-1691 provide for a project-generated tax increment granted over a 20-year time frame in the following schedule: 95% TIF in years 1-20 on the building valuation, with a capped maximum amount of assistance at \$850,000 (NPV). Also on December 12, 2022, by Roll Call No. 22-1895, the City Council approved a \$300,000 economic development grant to match funding in support of Center at Sixth's Nonprofit Innovation Fund Grant award of \$3,000,000 from Iowa Economic Development Authority.

\*Central Iowa Shelter & Services / 1420 Mulberry Street

Enhanced operations, programs and services of the Central Iowa Shelter & Services facility in accordance with preliminary terms of a Development Agreement which shall be subject to approval by the City Council. The preliminary terms to be agreed upon may provide for an economic development grant in the total amount of \$2,550,000 to be paid in ten yearly installments as follows:

\$300,000 Installment 1

\$250,000 Installments 2-10

Chamberlain Building / 1408 Locust Street

Rehabilitation and renovation of an historical building for commercial office and retail use at 1408 Locust Street in accordance with an Urban Renewal Development Agreement between the City and Westgate Partnership, L.L.C. approved by the City Council on December 19, 2011 by Roll Call No. 11-2132. The Development Agreement provides an Economic Development Grant in the total amount of \$250,000 to be paid in ten annual installments of \$25,000 each commencing on December 1, 2013.

City Hall Parking Lot

Phased redevelopment of portions of the City owned the surface parking lot in the East Village across Robert D. Ray Drive from City Hall by 101 East Grand Parking, LLC for a parking structure and retail, office and housing mixed-use development in accordance with an Urban Renewal Development Agreement and a Lease-Purchase Agreement (LPA) approved by the City Council by Roll Call No. 16-0634, Roll Call No. 16-0635 and Roll Call No. 16-0636 on April 11, 2016. The Development Agreement and LPA provide:

- First phase of development consists of a six level, approximately 535-space public parking structure at an estimated cost not to exceed \$25,700,000 (inclusive of land acquisition costs and the preparation of temporary replacement parking). The parking structure will be constructed by the developer pursuant to the LPA with the City. The parking structure will be for public use as part of the City's parking system and the City will take possession in 2017. The LPA is financed with City parking system revenues. No funding will be utilized from tax increment revenues. The development team will acquire the parcels north and south of the parking structure for the second and third phases of development. Each development phase will be a minimum of 4-floors with minimum floor plates of 14,000 gross square feet and containing a minimum of 75% restaurant or retail space on the ground floor with residential and commercial uses on the upper floors. The upper floors must contain a minimum total of 28,000-square-feet of commercial office space between the two phases. Incentives for the development of the second and third phases will include: An initial economic development grant equal to the amount of the sales price of the development parcel, annual economic development grant payments equal to 70% of project generated tax increment in years 1-8, 60% of project generated tax increment in years 9-10, and 50% of project generated tax increment in years 11-15 or residential tax abatement as provided by the City's Urban Revitalization Plan. If the City does not maintain and extend the existing urban revitalization tax abatement schedule, the City shall provide a further economic development grant in installments equal to the incremental taxes paid on the taxable value of the improvements assessed as residential or multi-residential property because of the loss of the anticipated tax abatement.
- An amendment to the Urban Renewal Development Agreement between the City and 101 East Grand Parking, LLC was approved by the City Council on April 23, 2018 by Roll Call No. 18-0702 and provides that in exchange for devoting the upper three floors of the new

second phase building on parcel 2016-20 entirely to office use, the City shall provide a Secondary Grant of \$64,000 to be paid upon completion of the new building and a revision to the annual economic development grant payments as follows: 100% of the project generated tax increment in years 1-10, and 50% of project generated tax increment in years 11-15.

- A second amendment to the Urban Renewal Development Agreement between the City and 101 East Grand Parking, LLC was approved by the City Council on December 21, 2020, by Roll Call No. 20-2119, by which the Developer exercised its option to extend finalization of a Conceptual Development Plan for the Phase 3 Improvements under Section 3.2(E) of the Original Agreement as amended.
- A third amendment to the Urban Renewal Development Agreement between the City and 101 E Grand Parking, LLC was approved by the City Council on February 21, 2021, by Roll Call No. 21-0243, by which Developer exercised its option to extend finalization of a Conceptual Development Plan for the Phase 3 Improvements under Section 3.2(E) of the Original Agreement as amended.
- A fourth amendment to the Urban Renewal Development Agreement between the City and 101 E Grand Parking, LLC was approved by the City Council on March 6, 2023, by Roll Call No. 23-0307, extending the finalization of a Conceptual Development Plan for the Phase 3 Improvements to December 31, 2025.

CityVille on 9<sup>th</sup> Apartment Buildings (fronting SW 9<sup>th</sup> Street between Murphy St. and DART Lane)

Construction of ten 4-story buildings with commercial space or structured parking on the first floor and apartment units on the upper levels, to be completed as phased improvements (total of over 60,000 square feet of commercial space and a total of 312 apartment units upon completion of all phases) on a site in excess of 10 acres in the vicinity of Southwest Ninth and Murphy Streets in accordance with an Amended and Restated Urban Renewal Development Agreement between the City and Hubbell Realty Company, Hubbell Terminal Corporation, and 510 Southwest Ninth St., as amended by the First Amendment to the Agreement approved by the City Council on September 11, 2017, by Roll Call No. 17-1570. The agreement provides for payment of an Economic Development Grant to be advanced in three phases as follows:

- Phase 1 Grant in the amount of \$160,000 to be paid in semi-annual installments each equal to one-half of 75% of the project generated tax increment commencing on December 1, 2015, and continuing until paid in full.
- Phase 2 Grant in the amount of \$178,000 to be paid in semi-annual installment each equal to one-half of 75% of the project generated tax increment commencing with the next dollar of project generated tax increment after the Phase 1 grant is paid in full.
- Phase 3 Grant to be paid in semi-annual installments equal to 75% of the project generated tax increment commencing with the next dollar of project generated tax increment after the Phase 1 grant is paid in full. The installments on the Phase 3 Grant shall end upon the earlier of:
  - Payment of an amount sufficient to amortize the indebtedness owed by Hubbell Terminal Corporation to the City in the amount of \$1,032,480 with interest at 0.5% per annum from December 31, 2011; or,
  - Payment of the installment due on December 1, 2030.

Civic Center of Greater Des Moines Improvements / 221 Walnut St.

Renovation, refurbishment and construction of improvements to the Civic Center in accordance with an Urban Renewal Development Agreement between the City and Civic Center of Greater Des Moines approved by the City Council on December 22, 2008 by Roll Call No. 08-2230. The Development Agreement provides, in part, an economic development grant in the total amount of \$500,000 to be paid in five equal annual installments of \$100,000 with final payment to be paid December 30, 2012.

Cognizant Technology Solutions U.S. Corporation/601 Locust Street

Cognizant Technology Solutions U.S. Corporation shall lease 54,000 square feet of office space in the Two Ruan Center, Floors 10, 11, & 12 and employ at least 1,104 new full-time equivalent employees by May 31, 2021 for a total of 1,468 full-time-equivalent jobs, including 116 that will meet the High Quality Jobs program wage requirements to work at the leased premises in accordance with an Economic Development Grant Agreement between the City and Cognizant Technology Solutions U.S. Corporation approved by the City Council on July 10, 2017 by Roll Call No. 17-1167. The Economic Development Grant Agreement provides for a one-time grant of \$58,216.

College Hill Apartments / 921 6<sup>th</sup> Avenue

Renovation of the apartments formerly known as Mercy Court Apartments and the construction of a new 2-story, 22,400-square-foot Class-A commercial office building in accordance with an Urban Renewal Development Agreement with College Hill Associates, L.P., approved by the City Council on June 27, 2016 by Roll Call No. 16-1059. The Development Agreement provides for an economic development forgivable loan equivalent to the \$99,556 purchase price for the vacated right-of-way acquired along 5<sup>th</sup> Avenue to be forgiven upon satisfactory completion of the required improvements, and an economic development grant payable in 15 annual installments equal to 95% of project generated tax increment revenues in years 1-10 and 75% of project generated tax increment revenues in years 11-15.

Confluence on Third LLC / 123 SW 3<sup>rd</sup> Street, 106 and 112 SW 2<sup>nd</sup> Street

Development of real property and adjoining alleys located at 123 SW 3rd Street and 106 and 112 SW 2nd Street for a multi-family residential housing project, including construction of a four-story building, at least approximately 211 units of finished residentially assessed living units and approximately 187 on-site, underground parking spaces, with a total estimated project cost of \$40,000,000, in accordance with an Urban Renewal Development Agreement between the City and Confluence on Third, LLC, approved by City Council on October 12, 2015 by Roll Call No. 15-1733. The Development Agreement provides for economic development assistance in the form of (1) a forgivable economic development loan in the amount of \$280,000, which shall be forgiven if the developer constructs the proposed improvements and qualifies for issuance of a certificate of completion pursuant to the Agreement; and (2) either tax abatement in the amount of one-hundred percent (100%) of actual taxable value for a period of ten (10) years, or, in the event that said form of tax abatement is not available to the developer, an economic development grant payable in 20 semi-annual installments commencing on November 15, 2018, with each installment to be in an amount equal to 100% of the incremental taxes generated by the redevelopment of the property, excluding tax levy and taxes generated by the Downtown Des Moines Self-Supported Municipal Improvement District and land value.

#### Connolly Lofts / 401 SE 6<sup>th</sup> Street/ 400 SE 7<sup>th</sup> Street

New construction of a 4-story, estimated 57-unit multi-family residential building in accordance with an Urban Renewal Development Agreement between the City and Connolly Lofts Associates, L.P., approved by the City Council on November 18, 2019, by Roll Call No.19-1878, which provides that the City will sell the property locally known as 401 SE 6th Street and 400 SE 7th Street for \$830,000.00, subject to a closing credit in an amount not to exceed \$200,000.00 for environmental remediation costs, if applicable. Terms also include an affordability component by requiring that approximately four dwelling units will be allocated for residents at or below 50% of area median income. Said Agreement further provides that economic development incentives are to be provided by the City to Connolly Lofts Associates, L.P. as follows:

(1) Economic Development Grant to be paid in 12 semi-annual installments, providing a declining percentage of project generated tax increment (TIF) funding from the taxable building valuations (exclusive of land), excluding debt protected levies and the Downtown Des Moines Self Supported Municipal Improvement District levy, as follows:

Year	Installments	Annual Payment
1	1-2	100% of new increment
2	3-4	100% of new increment
3	5-6	80% of new increment
4	7-8	80% of new increment
5	9-10	75% of new increment
6	11-12	75% of new increment

(2) Economic Development Forgivable Loan in an amount of \$444,366.00, advanced at the time of closing on the Developer's purchase of the property, which loan shall be forgiven if Developer constructs the required project improvements and qualifies for issuance of the Certificate of Completion.

#### Court Avenue Partners II / 316 Court Avenue

Construction of mixed-use buildings for apartments, condominiums, commercial retail space and structured/underground parking in accordance with an Urban Renewal Agreement for Sale of Land for Private Redevelopment between the City and Court Avenue Partners II, LLLP, Court Avenue Ventures, L.L.P. and Court Avenue Investors, Inc. approved by the City Council on November 8, 2004 by Roll Call No. 04-2446, as amended by a First Amendment approved by the City Council on November 7, 2005 by Roll Call No. 05-2679, as amended by a Second Amendment approved by the City Council on March 20, 2006 by Roll Call No. 06-537, as amended by a Third Amendment approved by the City Council on December 18, 2006 by Roll Call No. 06-2475.

The Agreement, as amended, provided:

- a. First Economic Development Grant in the total amount of \$2,974,306 to be paid within one year of the completion of the building improvements.
- b. Second Economic Development Grant in the total amount of \$976,046.84 to be paid in 34 equal semi-annual installments of \$28,707.26 commencing on November 1, 2010.

#### Cowles Commons (formerly known as Nollen Plaza) / 300 Locust Street

Improvements and renovation to Cowles Commons formerly known as Nollen Plaza including an open plaza for community events, intimate gathering areas, an interactive fountain and gardens for



expanded recreational and cultural use in accordance with an Urban Renewal Development Grant Agreement between the City and Des Moines Performing Arts approved by the City Council on May 6, 2013 by Roll Call No. 13-0753. The Agreement provides for a \$400,000 grant paid in four equal annual installments of \$100,000 commencing by the later of July 15, 2014 or completion of the improvements.

Davis Brown Tower / 215 Tenth St.

Construction of a retail, office space and structured parking mixed-use building at 215 Tenth Street in accordance with an Urban Renewal Development Agreement between the City and LB Properties X, L.L.C. approved by the City Council on June 21, 2006 by Roll Call No. 06-1274. The Development Agreement provides for an Economic Development Grant to be paid in 30 semi-annual installments commencing on November 1, 2010 (first 20 installments equal to total ad-valorem taxes paid in the preceding six months on the incremental taxable value of the property above the base taxable value of the property established January 1, 2006; last 10 installments equal to 50% of the total ad-valorem taxes paid in the preceding six months on the incremental taxable value of the property above the base taxable value of the property established January 1, 2006).

\*Des Moines Area Regional Transit (DART) D-Line

Continuous operations of DART's D-Line in accordance with preliminary terms of an Economic Development Agreement which shall be subject to approval by the City Council. The D-Line is a free-to-ride route that generally loops from the State Capitol on the east side of downtown to 17<sup>th</sup> Street on the west side of downtown along Grand and Locust Streets and which furthers the objectives of the Metro Center Urban Renewal Project and assists in the creation and retention of jobs and income in the City that would otherwise be lost. The preliminary terms to be agreed upon may provide for an economic development grant of an annual amount not to exceed \$315,000, up to a maximum of three years.

Des Moines Climate Controlled Self Storage, LLC / 503 SE 12th Street

Construction of a 4-story, 118,400 square foot indoor climate-controlled storage facility as project Phase 1, and potential construction of an additional 4-story, 35,200 square foot indoor climate-controlled storage facility as project Phase 2, located on a 1.97 acre site at 503 SE 12<sup>th</sup> Street in accordance with an urban renewal development agreement approved by the City Council on December 6, 2021, by Roll Call No. 21-1846, and as amended on March 5, 2023, by Roll Call No. 23-0305. Terms provide for project-generated tax increment rebate of 75% granted over a 10-year time frame in an amount not to exceed \$900,000 for the project Phase 1, and project-generated tax increment rebate of 75% granted over an estimated 4-year time frame in an amount not to exceed \$300,000 for the project Phase 2. The Developer will also purchase the 62,259 square foot City-owned property that partially comprises the development site for \$200,000 representing fair market value, less the cost of relocation of an existing privately-owned fiber line, the undergrounding of overhead utilities, and Developer's soil replacement and compaction on City-owned property to prepare for development.

The District Developer, LLC / Market District Master Planned Redevelopment

Master planned redevelopment of 11 blocks of property within the Market District. The redevelopment is proposed to be a high quality, dense urban neighborhood with a mix of uses that will include housing, office, retail, hotel and entertainment. The District Developer, LLC intent is to serve as the master Developer. They will prepare properties, once acquired, for redevelopment by

demolishing the existing buildings, conducting necessary environmental remediation, and bring additional developers and businesses to invest in the area on the developable sites in accordance with the Urban Renewal Development Agreement between the City and The District Developer, LLC approved by the City Council on January 25, 2021 by Roll Call No. 21-0154, as amended by the First Amendment to the Agreement approved by the City Council on December 6, 2021 by Roll Call No. 21-1827, as amended by the Second Amendment to the Agreement approved by the City Council on July 18, 2022 by Roll Call No. 22-1143, as amended by the Amended and Restated Urban Renewal Development Agreement approved by the City Council on August 22, 2022, by Roll Call No. 22-1332 and first amendment to the Amended and Restated Urban Renewal Development agreement approved on November 21, 2022, by Roll Call No. 22-1801. The master Developer will also be responsible for reconstructing public streets and utilities necessary to serve the redevelopment. The modified terms provide project-generated TIF incentive to allow projects built between approval of the amended agreement and the end of 2027 to receive 20-year, 100% TIF to overcome economic and construction-related cost challenges. Development projects that commence construction after December 31, 2027, will return back to the previously agreed upon 93% TIF schedule for 20 years.

East Village Towers / 600 E. 5<sup>th</sup> Street

Extensive renovation of existing 120,000 square foot high-rise residential building into approximately 126 market rate residential units and first floor restaurant space in accordance with an Urban Renewal Development Agreement between the City and East Village Tower Partners, L.L.C., approved by the City Council on June 9, 2014, by Roll Call No. 14- 0854, as amended by the First Amendment to the Agreement approved by the City Council on September 26, 2016 by Roll Call No. 16-1615. The Agreement provides for economic development assistance payable in ten annual installments of \$89,250 starting at the time of project completion, commencing on December 1, 2017.

\*Employers Mutual Company / 701 Walnut Street

Construction of a new office tower with an estimated property assessment of at least \$24 million in accordance with a Preliminary Development and Escrow Agreement with Employers Mutual Casualty Company approved by the City Council on May 21, 2018, by Roll Call No. 18-0925. The Agreement provides for entering into an economic development agreement which would provide for grant payments consisting of a declining percentage of new tax increment generated by the project not to exceed 90% years 1-5; 85% years 6-10; 80% in year 11; 75% years 12-13; and 50% years 14-15. Total grant payments from the portion of new tax increment generated by the project over 50% shall not exceed a cap of \$3.5 million (on a net-present-value basis with a 4.5% discount rate). If the \$3.5 million cap is reached prior to year 14, the grant payments will be reduced to 50% for all remaining years.

EMC Stairway Agreement / 701 Walnut Street

EMC will construct a new stairway nodal area to provide skywalk users with access to and from the urban park located on the Property at a cost to exceed \$600,000. Upon issuance of a certificate of occupancy for the Project and the City's receipt of costs for said Project, sufficient for City in its reasonable discretion, the City shall pay a development grant in the amount one-third of the costs to construct the Project, which amount shall not exceed Two Hundred Eleven Thousand and 00/100 dollars, in accordance with an Urban Renewal Development Agreement between the City of Des Moines and Employers Mutual Casualty Company on October 24, 2022, by Roll Call No. 22-1687.

Employers Mutual Company / 712 Walnut Street (to be readdressed as 219 8<sup>th</sup> Street)

New construction of an approximately 107,000 square foot, 4-story building to serve as office space, wellness center and additional space for mechanical, computer and printing equipment as part of the Employers Mutual Company (EMC) corporate campus which will assist in the retention and expansion of the workforce. The Urban Renewal Development Agreement approved on April 20, 2015, by Roll Call No. 15-0703, provides for an economic development grant payable in 30 semi-annual installments starting on December 1, 2019 based on completion of the improvements by December 31, 2017, with the amount of each installment equal to 50% of the ad-valorem taxes required to be paid in the preceding six months on the incremental taxable value of the building at 219 8th Street above the base value of \$300 existing on January 1, 2015. In addition, if the improvements qualify for a 'Sustainability Incentive Grant' based on LEED certification or an equivalent, payment of \$25,000 annually for ten years starting on December 1, 2020.

E5W / 309 East 5<sup>th</sup> Street

Construction of a commercial and residential mixed-use building in the vicinity of East Fifth and Walnut Streets in accordance with an Urban Renewal Development Agreement between the City and ST Investments, L.L.C. approved by the City Council on June 4, 2007 by Roll Call No. 07-1105 and as amended by a First Amendment approved by the City Council on April 7, 2008 by Roll Call No. 08-583, and by a Second Amendment approved by the City Council on July 13, 2015 by Roll Call No. 15-1154. The amended Development Agreement provides an economic development grant in the total amount of \$914,505 to be paid in seven installments starting December 1, 2011 and ending December 1, 2020, and further provides that the developer may convert 3,665 square feet of unfinished commercially assessed commercial use area to finished residential area with the Property and that the developer may request abatement of the actual taxable value added by the conversion of said area to residential space to the extent that said conversion exceeds the taxable value of said area as of January 1, 2015.

Federal Home Loan Bank of Des Moines / 909 Locust Street

Expansion and relocation of existing Federal Home Loan Bank of Des Moines operations in the downtown through the purchase and renovation of the existing office building at 909 Locust Street. The renovation of the building and the improvement of the property will allow for the retention of approximately 260 jobs in the City and allow for additional job growth expected in the future in accordance with an Urban Renewal Development Agreement between the City and Federal Home Loan Bank of Des Moines approved by the City Council on April 17, 2017 by Roll Call No. 17-0684. The Development Agreement provides an Economic Development Grant to be paid in thirty (30) semi-annual installments each December 1<sup>st</sup> and June 1<sup>st</sup> equal to 50% of the project generated tax increment revenue and commencing December 1, 2020.

The Fifth / 5th and Walnut Streets

This matter is presently in litigation.

Sale and demolition of the City 5th and Walnut parking garage and redevelopment of the site with three buildings to be constructed in three phases: 1) the construction of a Parking Garage fronting on 5th Street in the middle of the property with 751 parking spaces; 2) the construction of a movie theater or hotel fronting on Court Avenue (the "South Building"); and, 3) the construction of a building (the "Residential Building") fronting on Walnut Street with at least 39 stories, with a hotel having at least 120 lodging rooms on the lower floors and at least 200 residential dwelling on the upper floors. All such redevelopment to be in accordance with the Urban Renewal Agreement for the Sale of Real Estate for Private Redevelopment with 5th and Walnut Parking, LLC, approved by

the City Council on April 3, 2017, by Roll Call No. 17-0631, as amended by the First Amendment to the Agreement approved by the City Council on July 17, 2017 by Roll Call No. 17-1202, as further amended by the Second Amendment to the Agreement approved by City Council on December 18, 2017 by Roll Call No. 17-2194, and as amended and restated in the Amended and Restated Urban Renewal Agreement approved by City Council on September 10, 2018, by Roll Call No. 18-1545. The Urban Renewal Agreement identifies the following economic incentives to be provided by the City:

- A Forgivable Economic Development Loan in the amount of \$4 million for the benefit of the Residential Building, to be advanced upon sale of the Property and forgiven upon substantial completion of the Residential Building;
- Urban renewal construction period tax abatement on each building;
- An economic development Parking Shortfall Loan to be advanced in semi-annual installments over 20 years commencing on the substantial completion of the parking garage. The semi-annual advances are equal to the installments required to fully amortize the Developer's first mortgage loan having a principal value of \$48,050,235 at a market rate of interest, reduced by the net operating income from the operation of the parking garage. Upon full repayment of the first mortgage loan, the City shall forgive a portion of the Parking Shortfall Loan equal to \$6,789,953 of the principal, together with the accrued interest on that portion at the same interest rate as the Permanent Loan.
- Upon completion of the garage, the first \$1 million in net parking revenue before debt service to be paid to the City as the initial installment on a Facilities Fee, to be used for qualified Metro Center Tax Increment Financing expenditures.
- The second \$1 million in net operating parking revenue before debt service to be made available to the Developer to address extraordinary development costs, but only if the Developer has commenced construction on the South Building and Residential Building and the construction is being diligently pursued to completion.
- A second installment on the Facilities Fee in the amount of \$1 million to be paid to the City commencing in year 21 from net operating revenue from the garage before any repayment of the Parking Shortfall Loan.
- A third installment on the Facilities Fee in the amount of \$250,000 to be paid to the City commencing in year 26 from net operating revenue from the garage before any repayment of the Parking Shortfall Loan. The third installment on the Facilities Fee will only be paid if performance metrics on the parking garage are not met.
- An economic development grant for each of the Residential Building and the parking garage whereby the City returns 100% of the tax increment generated by that phase for 20 years; and,
- An economic development grant for the South Building whereby the City returns a percentage of the tax increment generated by that phase for 20 years. The percentage is 50% if the South Building is a theater building, or 45% if the South Building is a hotel.

#### Fleming Building / 604 Walnut Street

Rehabilitation and renovation of the historical building for apartment units and lower floor retail and commercial use in accordance with an Urban Renewal Development Agreement between the City and ND 22 Fleming, L.L.C. approved by the City Council September 26, 2011 by Roll Call No. 11-1640, and first amendment and assignment approved on February 6, 2023, by Roll Call No. 23-0167.

The Development Agreement provides:

- a. Economic Development Grant One in the total amount of \$800,000 to be paid in five equal annual installments of \$160,000 commencing in 2013.
- b. Economic Development Grant Three in the total amount not to exceed \$1,175,000 to be paid in five equal annual installments not to exceed \$235,000 annually starting on November 15, 2025.

Gateway East Office Building (Ia. State Bank) / 601 East Locust Street

Construction of a new office and retail mixed-use building at 601 East Locust Street in accordance with an Urban Renewal Development Agreement between the City and Iowa State Bank Holding Company approved by the City Council on January 22, 2001 by Roll Call No. 01-282. The Development Agreement provides, in part, an Economic Development Grant to be paid in ten annual installments equal to 75% of the total amount of all ad-valorem taxes levied upon the taxable value of the building improvements (exclusive of the value of underlying land) for the fiscal year and commencing December 15, 2005.

Gray's Station / HRC NFS I, LLC / West of SW 11<sup>th</sup> Street and North of the Raccoon River

Construction of an urban residential neighborhood with an estimated 1,100 new single and multi-family residential units south of Tuttle Street and west of SW 11<sup>th</sup> Street and with the development of a street and pedestrian network that will provide for a walkable, connected district in accordance with the terms of an Urban Renewal Development Agreement between the City and Hubbell Realty Company approved by the City Council on August 14, 2017 by Roll Call No. 17-1408 and amended on December 10, 2018 by Roll Call No. 18-2028. The Development Agreement provides for a \$50,000 Economic Development Grant in addition to an Economic Development Grant of project generated tax increment revenues in the amount of \$14,070,938 over a period not to exceed 20 years. The Economic Development Grant is paid in three disbursements of \$1,000,000 plus rebates of project increment in varying percentages, with guaranteed annual minimum payments of:

Fiscal Year 1	\$428,250.00
Fiscal Year 2	\$428,250.00
Fiscal Year 3	\$428,250.00
Fiscal Year 4	\$428,250.00
Fiscal Year 5	\$422,258.00
Fiscal Year 6	\$267,651.00
Fiscal Year 7	\$126,883.00

Griffin Building / 319 7<sup>th</sup> Street

Historic renovation of the 6-story Griffin Building, consisting of approximately 35 multi-residential apartment units in the upper 4 floors and approximately 13,500 square feet of commercial space, including ground floor commercial and/or restaurant spaces and office common area space and additional office or retail space on the 2<sup>nd</sup> floor in accordance with an Urban Renewal Development Agreement between the City and Griffin Building, LLC, approved by the City Council on September 10, 2018 by Roll Call No. 18-1544. The Development Agreement provides for a financial assistance package consisting of 100% of the project generated tax increment from the taxable building valuations (exclusive of land) in project years 1-20, excluding debt protected levies and the Downtown Des Moines Self Supported Municipal Improvement District levy. Terms also include an affordability component by requiring that a minimum of 10 percent of the multi-residential apartment units be leased at affordable rents, with five percent of the units at rates equal to the 65 percent rent limits and 5 percent of the units at rates equal to the

50 percent rent limits for the Des Moines-West Des Moines, IA Metropolitan Surrounding Area (MSA) as published by the U.S. Department of Housing and Urban Development (HUD).

H. Glass Partners / 212 East 3<sup>rd</sup> Street

Restoration of the existing 10,500-square-foot building located at 212 East 3<sup>rd</sup> Street in the East Village for the purposes of creating upper-floor office space and ground floor restaurant or retail space in accordance with an Urban Renewal Development Agreement between the City and H. Glass Partners, LLC, approved by the City Council on May 8, 2017 by Roll Call No. 17-0776. The Development Agreement provides an Economic Development Grant to be paid in thirty (30) semi-annual installments each December 1st and June 1st in accordance with the following declining schedule of project generated tax increment revenues:

Years 1-5 of Development Grant Payment: 90%  
 Years 6-9 of Development Grant Payment: 85%  
 Years 10-12 of Development Grant Payment: 80%  
 Years 13-15 of Development Grant Payment: 75%

HOA EVMF, LLC / 317 East 6<sup>th</sup> Street

Development of a 7-story, 110-unit mixed-use apartment building located at 317 East 6<sup>th</sup> Street in accordance with an Urban Renewal Development Agreement between the City and HOA EVMF, approved by the City Council on June 13, 2022 by Roll Call No. 22-902. The Development Agreement provides for a project-generated economic development grant upon project completion of up to \$2,300,000.00 (on a net present value basis at 4.5% discount rate) based on the following schedule: 100% in years nine (9) and 10, 90% in years 11-14, 85% in years 15-17 and 75% in years 18-20.

Hotel Randolph, Youngerman Block Building and Earle & Le Bosquet Building / 202 and 210 4<sup>th</sup> Street, 409 Court Avenue

Renovation and conversion of the upper levels of the Randolph, Earle & Le Bosquet and the Youngerman Block Buildings from 88 transient/hotel rooms into 55 market-rate apartments and approximately 7,700 square feet of first floor commercial space. The Amended and Restated Urban Renewal Development Agreement with Randolph Apartments LLC was approved by the City Council on February 23, 2015 by Roll Call No. 15-0314 and provides for an Economic Development Grant of \$3,400,000 to be paid in installments as follows, based upon a completion date of June 30, 2016:

<i>Payment #</i>	<i>When paid</i>	<i>Year</i>	<i>Installment amount</i>
1	Upon Completion	2016	\$ 227,500
2	July 1	2016	\$ 285,000
3	July 1	2017	\$ 310,000
4	July 1	2018	\$ 335,000
5	July 1	2019	\$ 360,000
6	July 1	2020	\$ 385,000
7	July 1	2021	\$ 410,000
8	July 1	2022	\$ 435,000
9	July 1	2023	\$ 460,000
10	July 1	2024	<u>\$ 192,500</u>
			\$3,400,000 Total

#### Hoyt, LLC / 610 16<sup>th</sup> Street

New construction of a 3-story, 47-unit apartment building with underground parking in accordance with an Urban Renewal Development Agreement between the City of Des Moines and Hoyt, LLC, approved on February 6, 2023, by Roll Call No. 23-0165. The development agreement provides for an economic development grant commencing in fiscal year nine (9) when the residential tax abatement declines, running through year 18 of the project as follows:

Fiscal Years	Project TIF Rebate	Tax Abatement Schedule
1 through 8	0%	100%
9	95%	60%
10	95%	40%
11 through 12	95%	0%
13 through 15	90%	0%
16 through 18	85%	0%

A second phase of the project was added through an amendment and restatement of the development agreement with Hoyt, LLC by Roll Call No. 23-1618 on November 20, 2023. Project includes new construction of a 44-unit apartment building at 1619 and 1613 High Street. The agreement provides for an economic development grant of the following schedule: 100% in years 1-8, 95% in years 9-12, 90% in years 13-15, 85% in years 16 -18 and 75% in years 19-20. The Developer will forgo 10-year declining residential tax abatement on the project.

#### Hub Tower Renovation / 600 Walnut Street

Renovation and rehabilitation of the Hub Tower building as the location of home office facilities for EMC National Life Company in accordance with an Urban Renewal Development Agreement between the City and Employers Mutual Casualty Company approved by the City Council on July 29, 2013 by Roll Call No. 13-1203. The Development Agreement provides, in part, an Economic Development Grant in the amount of \$50,000 to Employers Mutual Casualty Company paid upon approval of the Development Agreement and an Economic Development Forgivable Loan to EMC National Life Company with an initial installment of \$201,450 paid upon completion of the required employment report and certification and a second and final installment for additional employment not to exceed \$76,500 to be paid in July 2015.

#### Ingersoll Square – Phase 3 / NE corner of Ingersoll Avenue and MLK Parkway

Construction of a 4 story building with 47 residential units on the upper levels and 5,500 sq. ft. of first floor commercial space in accordance with the Development Agreement between the City and Ingersoll Square III Associates, L.P., approved by the City Council on November 18, 2013 by Roll Call No. 13-1809. The agreement provides for payment of an Economic Development Grant in 20 semi-annual installments equal to 58% of project generated tax increment on the residential portion of the building commencing in the twelfth calendar year following the calendar year in which the improvements are completed. The agreement also provides for a Supplemental Loan in the amount of \$430,000 that was advanced on January 22, 2014 and is subject to repayment from available cash flows from a portion of the proceeds of any sale and from a portion of the proceeds of any refinancing. The remaining balance of the Supplemental Loan, if any, is due and payable on November 18, 2053.

#### InPlay / 215 Watson Powell Jr. Way

Redevelopment, rehabilitation and expansion of the building at 215 Watson Powell Jr. Way for an entertainment, restaurant, general retail and office mixed-use development in accordance with an Urban Renewal Development Agreement between the City and Nelson Development 14, L.L.C. approved by the City Council on November 20, 2006 by Roll Call No. 06-2311. The Development Agreement provides an Economic Development Grant in the total amount of \$1,875,000 to be paid in 3 installments with final payment paid in 2009. The Economic Development Grant was funded by a loan from Polk County pursuant to a Loan Agreement between the City and Polk County approved by the City Council on November 20, 2006 by Roll Call No. 06-2311. The Loan Agreement provides for repayment of the loan to Polk County in 10 equal installments of \$187,500 commencing on January 10, 2010.

#### Iowa Events Center Convention Hotel / Northeast corner of Fifth and Park Streets

As a project under the approved Iowa Reinvestment Act Iowa Convention and Entertainment Reinvestment District Plan, construction of an approximately 330,000 square foot, seven-story, 330 room full-service convention headquarters hotel for the Iowa Events Center including ballrooms, meeting rooms, full service restaurant, bar, and underground parking for approximately 140 cars. A Development Agreement with Polk County and IEC Hotel Corporation, a non-profit corporation formed by Polk County to own and operate the hotel, was approved by the City Council on November 9, 2015 by Roll Call No. 15-1913, as amended to reflect revised financing by an Amended and Restated Development Agreement approved by the City Council on March 21, 2016 by Roll Call No. 16-517.

The Development Agreement, as amended, provides for the City to make an economic development grant in the amount of \$14,200,000 to be paid to IEC Hotel Corporation upon project completion. The grant is expected to be funded by the proceeds of a general obligation bond issue of approximately \$9,710,000 expected to be repaid with tax increment revenues and a general obligation annual appropriation bond issue of approximately \$5,535,000 also expected to be repaid with tax increment revenues (These are estimates. The final allocation for grant funding between the two bond issues may vary from these estimates).

The Development Agreement, as amended, also provides the City will guarantee principal and interest on approximately \$8,504,000 of bonds issued by IEC Hotel Corporation for acquisition of the Hotel that are to be repaid solely from Iowa Reinvestment Act reinvestment project funds. In the event the City is required to pay any portion of the guarantee, the City will have the option to call the bonds, in whole or in part, on any date. It is expected that the maximum cost of the guarantee will not exceed \$10,000,000 and that any call exercised by option of the City will be funded by the proceeds of general obligation bonds, issued with the expectation they will be repaid with tax increment revenues.

Further, the preliminary terms provide the City will issue an urban renewal revenue note not to exceed \$5,000,000 expected to be repaid solely from the project funds generated under the Iowa Reinvestment Act. These proceeds will fund a \$4,000,000 contribution to IEC Hotel Corporation for acquisition of the Hotel.

#### Janssen Lodging, LLC / Hotel Fort Des Moines / 1000 Walnut Street

Renovation of the former Hotel Fort Des Moines by upgrading and remodeling the rooms, increasing the room count and re-establishing the facility as a premier full-service hotel for the Des Moines



market in accordance with an Urban Renewal Development Agreement between the City and Janssen Lodging, LLC, approved by the City Council on August 8, 2016 by Roll Call No. 16-1340. The Development Agreement provides for an economic development grant payable in semi-annual installments over a period of 20 years equal to 90% of project generated tax increment revenues.

Jarcor, LLC / 1723 Grand Avenue

Historic renovation of the existing 4-story apartment building with 45 apartment units and 6,900-square-foot of first floor commercial space in accordance with an Urban Renewal Development Agreement between the City and Jarcor, LLC, approved by the City Council on May 20, 2019 by Roll Call No. 19-0804. The Development Agreement provides for an economic development grant payable in semi-annual installments over a period of 20 years equal to 100% of the project generated tax increment revenues from the building valuations assessed as commercial only, exclusive of land valuations. The Development Agreement also provides for semi-annual economic development grants for 100% of the project generated tax increment revenues beginning in year 9 as the eligible tax abatement rolls off of the portion of the building assessed as multi-residential and continuing thorough year 20.

JR Partners, LLC / 401 East Court Avenue

Historic renovation of the existing 1-story, approximately 10,7000-square-foot commercial building for the purposes of creating four separate commercial tenant bays for restaurant, retail, office, exercise studio or other commercial uses in accordance with an Urban Renewal Development Agreement with JR Partners, LLC, approved by the City Council on November 9, 2020, by Roll Call No. 20-1780. The Development Agreement provides for an economic development grant of project generated tax increment revenues with an estimated net present value of \$439,000 to be paid in following declining schedule:

Years 1-5 of grant payments: 90%  
Years 6-9 of grant payments: 85%  
Years 10-12 of grant payments: 80%  
Years 13-15 of grant payment: 75%

Krause Gateway Center / 1459 Grand Avenue

Redevelopment of real property located between Grand and Ingersoll Avenues and 14th and 15th Streets for relocation of the Kum and Go corporate headquarters, to be known as the Krause Gateway Center, with total project cost estimated at \$92,000,000 and including construction of a 159,000 square feet, five-story building with sixth-floor pavilion, to include a two- to three-story lobby space along 15th Street, main public entrances along Grand Avenue and Ingersoll Avenue at 15th Street, building amenities, conference space and office space; a two-story below-grade parking ramp underneath said building with approximately 225 parking stalls; and associated sidewalks, driveway and site landscaping; with all of said improvements to be designed and constructed for Leadership in Energy and Environmental Design (LEED) Certification, and in accordance with an Urban Renewal Development Agreement between the City, Krause Holdings, Inc. (developer) and Linden Street Investments, L.L.C. (titleholder) approved by the City Council on October 12, 2015 by Roll Call No. 15-1741. The Development Agreement provides for economic development assistance to the developer in the form of an economic development grant payable in 20 annual installments commencing on December 1, 2020, with each installment to be in a percentage established in the Agreement, starting at 90% (years 1-5) and decreasing over the duration of the Agreement to 50%

(years 18-20), of the incremental taxes generated by the redevelopment of the property, excluding tax levy and taxes generated by the Downtown Des Moines Self-Supported Municipal Improvement District.

\*Krause + / The Stadium District / The Western Gateway District

Redevelopment of approximately 66-acres consisting of two (2) areas of the downtown: The Stadium District and the Western Gateway District. The first area consists of approximately 60 acres at the stadium district located south of MLK Parkway and east of the Raccoon River to include a 6500-seat multi-use stadium built for soccer and additional development in the area, such as a 150-room hotel; residential, commercial, and office buildings and a parking ramp. The second area consists of approximately 6 acres at the Western Gateway District located between High Street and Grand Avenue, between 15th, 16th, and 17th Streets, at the Western Gateway District to include a 125-room hotel to serve the nearby hospital and neighborhood; renovation of existing buildings plus residential, commercial, and office buildings and public places with art. Preliminary Terms between the City of Des Moines and Krause+ approved by the City Council on February 8, 2021 by Roll Call No. 21-0219 provides for project-generated tax increment on the building valuations, exclusive of land at 90% for 20 years with a cap that reflects the financing gap for the projects will be determined and included in the final development agreement. The entire development area is proposed to consist of approximately 2.1 million square feet of new or renovated building development at an estimated cost of \$550 million.

Landus Cooperative / 220 SW 9<sup>th</sup> Street

Relocation and consolidation of 25,000 square-feet of office space and innovation center into new headquarters location in accordance with an Urban Renewal Development Agreement between Landus Cooperative and the City of Des Moines approved by the City Council on December 20, 2021 by Roll Call No. 21-1927. The development agreement provides for economic development assistance in the form of a forgivable loan for \$50,000.00 upon the issuance of a Certificate of Occupancy, and four additional annual payments of \$50,000.00 in the form of a forgivable loan. The company will have visitors and employees that will use 1,000 hotel room stays within the City of Des Moines per calendar year for the term of the development agreement.

Lawmark, LP / Financial Center Building Hotel/ 207 7<sup>th</sup> Street

Renovation of the Financial Center Building at 207 7<sup>th</sup> Street converting floors 1-13 to a full service, 190-room hotel with an upscale restaurant, coffee shop and a market on the first floor; a fitness room, meeting rooms and skywalk access on the second and third floors; a minimum of 2 Level-2 electric vehicle charging stations that can service 4 vehicle; and a rooftop bar, pool and lounge on the lower level roof in accordance with an Urban Renewal Development Agreement between the City and Lawmark, LP, approved by the City Council on June 8, 2020 by Roll Call No. 20-0915. The development agreement provides for economic development assistance in the form of an economic development grant payable in thirty (30) semi-annual installments each November 1<sup>st</sup> and May 1<sup>st</sup>, with each installment to be a percentage established in the Agreement, starting at 90% (years 1-5), and decreasing over the duration to 85% (years 6-10) and 75% (years 11-15). The total amount paid shall not exceed \$7,500,000 calculated on a net present value basis.

Liberty Building/Hyatt Place Hotel / 410 – 418 Sixth Avenue

Rehabilitation and renovation of the historic Liberty Building to provide for residential condominium units, commercial office, retail space and a hotel and the construction of a new six-story off-street structured parking garage at 518 Grand Avenue in accordance with an Urban Renewal Development

Agreement between the City and Liberty Building Development Group, L.L.C. approved by the City Council on April 6, 2005 by Roll Call No. 05-814, as amended by a First Amendment approved by the City Council on April 12, 2010 by Roll Call No. 10-558.

The Development Agreement, as amended, provides:

- a. Reduced Economic Development Grant in the total amount of \$3,676,305 to be paid by an initial installment of \$226,000 on December 31, 2008 and 14 subsequent annual installments (installments 1-5 - \$182,165, installments 6-8 - \$482,165, installments 9-14 - \$182,165).
- b. Additional Economic Development Grant in the total amount of \$2,400,000 to be paid in 10 installments of \$240,000 commencing July 1, 2011 with projected final payment on November 1, 2020.

#### Life Care Companies / 400 Locust Street

Lease of office space within the Capital Square Office Building for the home office facilities and operations of Life Care Companies and a subsidiary company in accordance with an Urban Renewal Grant Agreement between the City and Life Care Companies, L.L.C. and LCS Real Estate, L.L.C. approved by the City Council on October 24, 2011 by Roll Call No. 11-1795 and as amended by a First Amendment approved by the City Council on June 23, 2014 by Roll Call No. 14-0968. The Agreement provides for an Economic Development Grant/Forgivable Loan in the total amount of up to \$146,000 to be paid in five annual installments of \$29,200 commencing in 2013.

#### Locust Street Investments / 1420-1430 Locust Street

Renovation and adaptive reuse of two historic buildings for commercial use in accordance with an Urban Renewal Development Agreement with Locust Street Investments approved by the City Council on June 23, 2014 by Roll Call No. 14-0998. The Agreement provides for ten annual economic development grant payments commencing on December 1, 2016, based on 75% of the increment created by the new taxable value of the buildings after renovation. The estimated annual payment is in the \$60-90,000 range over this 10 year time period.

#### Marel Meat Processing, Inc. Innovation Center / 401 SW 7<sup>th</sup> Street

Improvements to lease space for Marel Meats Processing, Inc.'s new innovation center in accordance with an Urban Renewal Development Agreement approved by the City Council on December 21, 2015 by Roll Call No. 15-2124. The terms of the Development Agreement provide for a \$150,000 forgivable loan (funded by Economic Development Enterprise Account) for retention of 70 full-time employees and an economic development grant calculated at 50% of the net incremental taxes generated by the new improvements to the property paid annually over a 10 year period with the first payment to correspond with the first fiscal year's full-payment of increased property taxes on the new value added improvements.

#### Market Lofts / 201 SE 6<sup>th</sup> Street

Construction of a 4-story, 213-unit multi-family apartment building with underground parking and approximately 2,600 square feet of ground floor commercial use on a full block between SE 6<sup>th</sup> Street and SE 7<sup>th</sup> Street and the former Elm Street and Market Street in accordance with an Urban Renewal Development Agreement between the City and District at 6<sup>th</sup>, LLC, approved by the City Council on August 14, 2017 by Roll Call No. 17-1415. The Development Agreement provides for an economic development grant of \$3,500,000 to be paid in 20 semi-annual installments of \$175,000 beginning in December 2020. A first amendment to the Urban Renewal Development Agreement

between the City and District at 6th, LLC, approved by the City Council on November 18, 2019 by Roll Call No. 19-1837, provides for a 6-month extension for completion on the project and extends the timing of the first payment on the installments to December 2021.

Mav KG, LLC / 1100 Locust Street

Mav KG, LLC is an affiliate of FJ Management Inc., which is a growing company, with more than 800 convenience store locations across 20 states under the trade names *Maverik* and *Kum & Go*. The company acquired and will maintain at least 250 employees in Downtown Des Moines, in addition to compliance with a 10-year lease at 1100 Locust Street, in accordance with an Economic Development Grant Agreement between Mav KG, LLC and the City of Des Moines, approved by the City Council on November 6, 2023, by Roll Call No. 23-1544. The terms of the agreement provide for a \$250,000 economic development grant paid in annual installments of \$25,000 over 10-years.

Nationwide Insurance Home Office Facility 1100 Locust Street

Construction of an office building at 1100 Locust Street and construction of a structured parking garage at 1100 Walnut Street for Nationwide Mutual Insurance Company's home office facility in accordance with an Amended and Restated Urban Renewal Contract for Sale of Land for Private Redevelopment between the City and Nationwide Mutual Insurance Company approved by the City Council on November 20, 2000 by Roll Call No. 00-4421.

The Contract provides for:

- a. Economic Development Grant totaling of \$17,150,469.20 to be paid in 20 equal annual installments of \$857,523.46 commencing November 1, 2004.
- b. Supplemental Economic Development Grant to be paid in 10 annual installments equal to \$700,000 minus the value of the Iowa Code Chapter 404, Urban Revitalization Tax Exemption on the property taxes levied upon the parking garage property for the fiscal year and commencing on December 1, 2005; in 2011, this payment was \$411,780.97.

Nationwide Insurance Facility Expansion / 1200 Locust Street

Construction of an addition to the office building at 1100 Locust Street, construction of an office building at 1200 Locust Street and construction of a structured parking garage at 1200 Mulberry Street for Nationwide Mutual Insurance Company's expanded home office facility in accordance with an Urban Renewal Development Agreement between the City and Nationwide Mutual Insurance Company approved by the City Council on May 8, 2006 by Roll Call No. 06-950, as amended by the First Amendment thereto approved by the City Council on September 12, 2022, by Roll Call No. 22-1482.

The original Development Agreement provides for:

- a. First Economic Development Grant in the total amount of \$3,000,000 to be paid in 20 equal annual installments of \$150,000 starting on November 1, 2009.
- b. Second Economic Development Grant in the total amount of \$4,000,000 to be paid in 20 equal annual installments of \$200,000 commencing on November 1, 2010.
- c. Third Economic Development Grant in the total amount of \$20,900,000 to be paid in 20 equal annual installments of \$1,045,000 commencing November 1, 2011.

However the First Amendment provides for the following schedule for the payments that follow the annual reporting compliance period:

<b>APPLICABLE FISCAL YEAR</b>	<b>PAYMENT DATE</b>	<b>PAYMENT AMOUNT</b>
FY2023	November 1, 2022	\$0.00
FY2024	November 1, 2023	\$0.00
FY2025	November 1, 2024	\$697,500.00
FY2026	November 1, 2025	\$697,500.00
FY2027	November 1, 2026	\$697,500.00
FY2028	November 1, 2027	\$697,500.00
FY2029	November 1, 2028	\$697,500.00
FY2030	November 1, 2029	\$622,500.00
FY2031	November 1, 2030	\$622,500.00

**Nelson Development East Village Parking Ramp and Mixed-Use Building, 418 East Grand**

The first phase of the project consists of the construction of a three-level parking structure with approximately 402 total parking spaces. The second phase of the project consists of the construction of a 5-story mixed use building with approximately 36,000 square feet of commercial, retail, and office space on the ground floor and second story, and 105 residential apartment units on the upper three stories. Both phases are to be undertaken in accordance with the Urban Renewal Development Agreements between the City and Nelson Development 1, LLC, approved by City Council on July 23, 2018 by Roll Call No. 18-1295, as thereafter amended.

**Phase I:**

The Development Agreement provides for a Forgivable Economic Development Loan in the amount of \$694,473.78, advanced at the time of closing on the Developer's purchase of the Phase 1 Property and equaling the purchase price of the Phase 1 Property, which loan shall be forgiven if the Developer constructs the required Phase 1 Improvements, qualifies for issuance of the Certificate of Completion and is in compliance with the Development Agreement. The Urban Renewal Development Agreement also provides for a Deferred Economic Development Grant to be paid in 20 annual installments, providing 100% of project generated tax increment (exclusive of land), excluding debt protected levies and the Downtown Des Moines Self Supported Municipal Improvement District levy.

**Phase II:**

The Development Agreement provides for a Forgivable Economic Development Loan in the amount of \$837,018.91, advanced at the time of closing on the Developer's purchase of the Phase 2 Property and equaling the purchase price of the Phase 2 Property, which loan shall be forgiven if Developer constructs the required Phase 2 Improvements, qualifies for the issuance of the Certificate of Completion and is in compliance with the Development Agreement. The Urban Renewal Development Agreement also provides for a Deferred Economic Development Grant for the commercial development to be paid in 20 annual installments starting at 100% in project years 1-16, 95% for years 17-18, and 85% in project years 19-20. The Urban Renewal Development Agreement also provides for a Deferred Economic Development Grand for the residential portion of the Phase 2 Project Improvements to be paid in 12 annual installments starting at 100% in years 9-16, 95% in years 17-18, and 90% in years 19-20, with TIF payments being exclusive of land and excluding debt protected levies and the Downtown Des Moines Self Supported Municipal Improvement District levy.

Nollen Plaza – see Cowles Commons

North Des Moines Town Hall, LP / 1601 6<sup>th</sup> Avenue

Renovation of an existing historic building for the mixed-use project, which will include a restaurant use on the first floor and four (4) residential units on the second floor. The Urban Renewal Development Agreement between the City of Des Moines and Indigo Dawn, LLC was approved by the City Council on December 12, 2022, by Roll Call No. 22-1888, and amended on October 2, 2023, by Roll Call No. 23-1340 and provides for a forgivable loan in the amount of \$300,000, to be paid upon issuance of the certificate of completion.

ONESPEED DSM / 303 Scott Avenue

Renovation and conversion of the existing auto repair shop at 303 Scott Avenue into a craft brewing space. Final Terms of an Urban Renewal Development agreement between ONESPEED DSM, LLC approved by the City Council on September 12, 2022, by Roll Call No. 22-1431, provide for the provision of tax increment financing (TIF) generated from the increment of the building valuations with a schedule of 95% for 15 years, and \$38,000 per year for 10 years of tax increment generated by the Metro Center TIF district.

OpenLoop Health, Inc / 317 6<sup>th</sup> Avenue, Suite 400

OpenLoop Health, Inc. is a rapidly growing business in Des Moines that creates staffing, software solutions, technology platforms, and related support for the telehealth medical industry. As part of OpenLoop Health Inc.'s \$18.9 million expansion, they have secured financial assistance under the Iowa Economic Development Authority's High Quality Jobs program to add 400 new jobs. The High Quality Jobs program requires a local match, proposed as a \$250,000 forgivable loan in accordance with the final terms of an Urban Renewal Development Agreement that was approved by the City Council on April 10, 2023, by Roll Call No. 23-0493.

Principal Financial Corporate Headquarters / 711 High Street, 600 7<sup>th</sup> Street and 801 Grand Avenue

Renovation and modernization of three buildings located on the Principal Financial headquarters campus to improve campus integration, energy efficiency, and the overall physical environment, including infrastructure repairs and updating, building interior upgrades, information technology improvements and a new private skywalk bridge across 8th Street connecting the buildings at 650 8th Street and 600 7th Street pursuant to a Development Agreement between the City and Principal Life Insurance Company approved by the City Council on December 23, 2013 by Roll Call No. 13-2019. The agreement provides for an Economic Development Grant to be paid in 30 semi-annual installments starting on December 1, 2016 with the amount of each installment equal to the sum of the following three components:

- i) *600 7th St. Component.* The 600 7th St. Component shall commence with the first installment and be equal to 50% of the ad-valorem taxes required to be paid in the preceding six months on the incremental taxable value of the property at 600 7th Street above the base value of \$19,706,600 existing on January 1, 2013.
- ii) *801 Grand Ave. Component.* The 801 Grand Ave. Component shall start with the installment due on December 1st of the second calendar year after the calendar year in which the improvements at 801 Grand Avenue are completed and be equal to 50% of the ad-valorem taxes required to be paid in the preceding six months on the incremental taxable value of the property at 801 Grand Ave. above the base value of \$50,091,000 existing on January 1, 2013.

- iii) *711 High St. Component.* The 711 High St. Component shall commence with the installment due on December 1st of the second calendar year after the calendar year in which the improvements to the property at 711 High Street are complete, and be equal to 50% of the ad-valorem taxes required to be paid in the preceding six months on the incremental taxable value of the property at 711 High Street above the base value of \$9,596,000 existing on January 1, 2013.

The agreement further provides for a Sustainability Incentive Grant in up to ten annual installments payable each December 1st, commencing on the December 1st following the date that Principal first qualifies for the payment of any portion of the Sustainability Incentive Grant. Each installment on the Sustainability Incentive Grant shall be equal to the sum of the following three components:

- i) *600 7th St. Component.* The 600 7th St. Component shall commence on December 1st following the date that the building at 600 7th Street has received LEED Certification or equivalent. The 600 7th Component shall be equal to \$25,000 per year.
- ii) *801 Grand Ave. Component.* The 801 Grand Component shall commence on December 1st following the date that the building at 801 Grand Avenue has received LEED Certification or equivalent. The 801 Grand Component shall be equal to \$25,000 per year.
- iii) *711 High Component.* The 711 High Component shall commence on December 1st following the date that the building at 711 High Street has received LEED Certification or equivalent. The 711 High Component shall be equal to \$25,000 per year.

#### R & T Lofts / 717 Locust Street and 421 8<sup>th</sup> Street

Historic renovation of the former Des Moines Register and Tribune newspaper buildings for a mixed-use development with commercial space on the basement and first levels and approximately 164 units of housing on floors 2-15. The Amended and Restated Urban Renewal Development Agreement with R & T Lofts, LP was approved on June 8, 2015, by Roll Call No. 15-0924 and provides for twenty semi-annual payments of \$185,000 beginning in November 2019 based on project completion in early 2017.

#### RE3, LLC / 440 E Grand

Adaptive reuse and historic restoration of the 7,658-square-foot building at 440 East Grand Avenue for commercial, retail, small-scale bistro and residential uses. Final terms of an Urban Renewal Development Agreement between the City and RE3, LLC were approved by the City Council on April 23, 2018 by Roll Call No. 18-0700 and provides for an Economic Development Grant to be paid in 30 semi-annual installments of a declining percentage of the incremental taxes generated by the redevelopment of the property, excluding debt protected levies and the Downtown Des Moines Self Supported Municipal Improvement District levy as follows:

<u>Year</u>	<u>Installment</u>	<u>% of Project TIF</u>
1-5	1-10	100%
6-10	11-20	75%
10-15	21-30	50%

#### Riverfront YMCA Site Redevelopment/101 Locust Street

Potential acquisition of the former riverfront YMCA site at 101 Locust Street at a purchase price of \$5,200,000 for disposition and redevelopment in accordance with a Put Agreement between the City and Hubbell Terminal Corporation approved by the City Council on August 7, 2017 by Roll Call No.

17-1311. The purchase price is intended to be funded by an advance to the Metro Center Urban Renewal Project to be repaid with tax increment revenues.

Riverpoint West (Grays Landing)

The acquisition, clearance, installation of public infrastructure, and the preparation and sale of 'pad-ready' sites within a Project Area generally bounded on the north by Martin Luther King, Jr. Parkway, on the east by SW 9th Street, on the west by the Mid-American Energy electrical substation, and on the south by Tuttle Street and the western extension of Tuttle Street west of SW 11th Street, and by Murphy Street east of SW 11th Street, and also including a parcel west of and adjoining SW 11th Street between Tuttle Street and DART Way, pursuant to the Third Amended and Restated Urban Renewal Development Agreement (the "Agreement") with River Point West LLC, approved by the City Council on January 14, 2019, by Roll Call No. 19-0073. The Agreement provides for the following economic development grants to be paid by the City from up to 100% of the tax increment revenue generated by the Project Area through FY2039/40:

Parcel Development Grants be provided for the future redevelopment of the remaining "pad-ready" redevelopment parcels within the Project Area (exclusive of those parcels occupied, or to be occupied by the Holiday Inn Express hotel, the Nexus and Edge apartments, and the New Horizon Academy day care). The aggregate amount of all Parcel Development Grants shall not exceed \$2.8 million. Each of the semi-annual installments on the Parcel Development Grant for each redevelopment parcel are also limited to 25% of the annual project generated increment from that parcel, and all installments end upon payment of the installments due in FY2035/36.

Economic Development Grant (Part A) in semi-annual installments equal to the lesser of:

- 1) The total amount of the corresponding installment on the Section 108 Loan; or,
- 2) An amount equal to one-half of the amount by which the annual project TIF generated by the Project Area in the current fiscal year exceeds the amount of all installments due in that year on the Parcel Development Grants. Each installment on the Economic Development Grant (Part A) is applied for the benefit of the Developer as a credit against the amount then owed by the Developer on the City Loan.

Economic Development Grant (Part B) in semi-annual installments equal to the lesser of:

- 1) The total unreimbursed amount of any advances made by the Developer's owners to pay that portion of the prior installments on the City Loan that could not be paid from the installments then due on the Economic Development Grant (Part A), with interest thereon at the rate of 5.0% per annum; or
  - 2) An amount equal to one-half of the amount by which the annual project TIF generated by the Project Area in the current fiscal year exceeds the amount of all installments due in that year on the Parcel Development Grants and the Economic Development Grant (Part A).
- Each installment on the Economic Development Grant (Part B) is applied to reimburse the Developer's owners for advancing that portion of the installments on the City Loan that cannot be paid from the annual project TIF generated by the Existing Redevelopment Area.



#### Riverpoint West Section 108 Loan Repayment

To fund the Economic Development Loan to River Point West LLC, the City borrowed \$8,500,000 in accordance with the Contract for Loan Guarantee Assistance under Section 108 of the Housing and Community Development Act of 1974 between the City and the U.S. Department of Housing and Urban Development approved by the City Council on July 23, 2007, by Roll Call No. 07-1456.

The remaining unpaid balance of the loan is to be repaid in semi-annual installments as set forth in the table below. It is anticipated that the installments on the loan will be repaid with the proceeds of the installments due on the Economic Development Loan to River Point West, LLC, identified above.

<i><b>PAYMENT DATE</b></i>	<i><b>TOTAL P &amp; I</b></i>	<i><b>PAYMENT DATE</b></i>	<i><b>TOTAL P &amp; I</b></i>
2/1/2009	\$279,729.16	8/1/2018	\$250,851.30
8/1/2009	\$219,874.45	2/1/2019	\$216,065.90
2/1/2010	\$219,874.45	8/1/2019	\$932,065.90
8/1/2010	\$219,874.45	2/1/2020	\$198,631.30
2/1/2011	\$219,874.45	8/1/2020	\$956,631.30
8/1/2011	\$219,874.45	2/1/2021	\$179,832.90
2/1/2012	\$219,874.45	8/1/2021	\$983,832.90
8/1/2012	\$219,874.45	2/1/2022	\$159,531.90
2/1/2013	\$219,874.45	8/1/2022	\$1,011,531.90
8/1/2013	\$243,874.45	2/1/2023	\$137,678.10
2/1/2014	\$219,394.45	8/1/2023	\$1,040,678.10
8/1/2014	\$246,394.45	2/1/2024	\$114,245.25
2/1/2015	\$218,835.55	8/1/2024	\$1,067,245.25
8/1/2015	\$247,835.55	2/1/2025	\$89,229.00
2/1/2016	\$218,207.70	8/1/2025	\$1,097,229.00
8/1/2016	\$247,207.70	2/1/2026	\$62,517.00
2/1/2017	\$217,558.10	8/1/2026	\$1,131,517.00
8/1/2017	\$248,558.10	2/1/2027	\$33,974.70
2/1/2018	\$216,851.30	8/1/2027	\$1,296,974.70
		<i><b>TOTAL</b></i>	<i><b>\$15,323,705.51</b></i>

#### Roman Catholic Pastoral Center Foundation / 601 Grand Avenue

Restoration and repairs to façade of designated landmark building that are required after demolition of the connecting skywalk bridge in accordance with an Agreement approved by the City Council on September 14, 2015 by Roll Call No. 15-1573. The Agreement provides for a Landmark Restoration Grant in an amount not-to exceed \$236,482.

#### Rowat Lofts, 110 SE 7<sup>th</sup> Street

Construction of a 4-story, 162-unit multi-family apartment building in accordance with an Urban Renewal Development Agreement between the City and Nelson Development, LLC approved by the City Council on June 25, 2018 by Roll Call No. 18-1100. The Agreement provides for an Economic Development Grant payment in thirty installments in the following amounts:

<u>Installment:</u>	<u>Date:</u>	<u>Payment:</u>	<u>Installment:</u>	<u>Date:</u>	<u>Payment:</u>
1	12/01/2021	\$160,000	16	05/01/2029	\$95,000
2	05/01/2022	\$160,000	17	12/01/2029	\$95,000
3	12/01/2022	\$160,000	18	05/01/2030	\$95,000
4	05/01/2023	\$160,000	19	12/01/2030	\$85,000
5	12/01/2023	\$160,000	20	05/01/2031	\$85,000
6	05/01/2024	\$160,000	21	12/01/2031	\$85,000
7	12/01/2024	\$100,000	22	05/01/2032	\$85,000
8	05/01/2025	\$100,000	23	12/01/2032	\$85,000
9	12/01/2025	\$100,000	24	05/01/2033	\$85,000
10	05/01/2026	\$100,000	25	12/01/2033	\$75,000
11	12/01/2026	\$100,000	26	05/01/2034	\$75,000
12	05/01/2027	\$100,000	27	12/01/2034	\$75,000
13	12/01/2027	\$95,000	28	05/01/2035	\$75,000
14	05/01/2028	\$95,000	29	12/01/2035	\$75,000
15	12/01/2028	\$95,000	30	05/01/2036	\$75,000

#### Rowhouse Relocation (Norden Hall) / 425 East Grand Avenue

Relocation of an historic row house to 425 East Grand Avenue and construction of an addition for commercial retail, office or restaurant uses in accordance with a proposed Urban Renewal Agreement for Sale of Land for Private Redevelopment between the City and 425 East Grand, LLC that was approved on August 26, 2013, by Roll Call No. 13-1359. The proposed agreement provides for an Economic Development Grant in the amount of \$225,000 to be paid in two installments with the initial installment of \$180,000 to be paid upon the conveyance of the 425 E. Grand Avenue property, and the balance upon completion of the addition.

#### \*Ruan Development Partners, LLC / 601 Locust Street

Office-to-housing conversion of the existing 14-story Two Ruan Center office building at 601 Locust Street into a 221-unit multi-family residential building with commercial uses on the skywalk level, in accordance with the preliminary terms of an Urban Renewal Development Agreement between the City and Ruan Development Partners, LLC, approved on May 20, 2024, by Roll Call No. 24-0751. The proposed terms provide for an Economic Development Grant of approximately \$5.57 million in project generated tax increment on a cash basis (\$2.77 million on a net-present-value {NPV} at a 4.5% discount rate) based on the following schedule: 95% in years nine (9) through 12, 90% in years 13 through 15, 80% in years 16 through 18, and 70% in years 19 and 20. The TIF is estimated to comprise of 3.4% of the total project cost.

#### Seventh and Grand Parking Garage and Miesblock Building Developments

Development of the former YWCA and Seventh and Grand parking garage sites for a new privately-owned parking garage and a commercial and residential mixed-use building in accordance with the separate Urban Renewal Development Agreements for the Sale of Land for Private Redevelopment between the City and 7&Grand Ramp Developer, LLC (“7&Grand”), and between the City and Grand 7 Partners, LLC (“7 Partners”).

7&Grand Ramp Developer, LLC. The Agreement between the City and 7&Grand was approved by the City Council on April 11, 2016, by Roll Call No. 16-0630. The Agreement with 7&Grand provides for the conveyance to and the development by 7&Grand of Disposition Parcel 14-B for a privately-owned parking garage. The Agreement also provides for an economic development grant

to be paid to 7&Grand in six semi-annual installments of between 50% and 100% of the parking garage generated tax increment revenues depending on the amount of ground level commercial space constructed within the garage.

Grand 7 Partners, LLC. The Agreement between the City and 7 Partners was approved by the City Council on April 11, 2016 by Roll Call No. 16-0631, as amended by the First Amendment thereto approved by the City Council on September 12, 2016, by Roll Call No. 16-1531, as amended by the Second Amendment thereto approved by the City Council on October 10, 2016, by Roll Call No. 16-1758, as amended by the Third Amendment thereto approved by the City Council on December 20, 2021, by Roll Call No. 21-1924 (collectively the “Original Agreement”). Pursuant to the Original Agreement, Disposition Parcel 14-A was sold to Grand 7 Partners for redevelopment with a 12-story building to be known as the Miesblock Building, and containing street level commercial space, at least two stories of office space, and at least eight stories of luxury apartments. Grand 7 Partners was unable to obtain the necessary financing to construct the Miesblock Building.

An Amended and Restated Urban Renewal Agreement for the Sale of Land for Private Redevelopment between the City and Grant 7 Partners was approved by the City Council on August 14, 2017, by Roll Call No. 17-1406, whereby Grand 7 Partners has agreed to redevelop Disposition Parcel 14-A in three phases: Phase 1 is a Skywalk Node at the southwest corner to support Skywalk Bridge 6E-6F over Grand Avenue; to support Skywalk Bridge 6F-7F over 7<sup>th</sup> Street; and to provide stairs and elevator access between the Skywalk Bridges and the adjoining public sidewalks. Phase 2 is a three-story commercial building at the southeast corner containing at least 3 stories and at least 18,000 square feet, with a restaurant on the first floor and office space on the upper floors.

The Amended and Restated Agreement further provides for the following economic incentives:

- \$1,000,000 economic predevelopment forgivable loan advanced under the Original Agreement on April 20, 2016.
- \$3,320,605 economic development grant to be advanced in four installments as follows:
  - 1) \$1,100,000 advanced under the Original Agreement upon Developer’s purchase of the property.
  - 2) \$220,605 advanced under the Original Agreement upon Developer’s purchase of the adjoining vacated alley.
  - 3) \$500,000 to be advanced upon completion of the Skywalk Node and commencement of above-grade construction of the commercial building.
  - 4) \$750,000 to be advanced upon completion of the commercial building.
- Rebate of the following percentages of Project TIF generated by the commercial building:

Fiscal Years	Project TIF Rebate
1 through 10	100%
11 through 20	80%

A fourth amendment to the Amended and Restated Urban Renewal Development Agreement was approved by the City Council on April 24, 2023, by Roll Call No. 23-0592, which removed the Phase 3 (apartment building) requirements and associated incentives, grants, and funding from the development agreement, eliminated the fifth installment on the economic development grant, and provided forgiveness for the \$1 million forgivable loan.

#### Soho / 400-419 East Locust Street

Construction of a new commercial and residential mixed-use building in accordance with an Urban Renewal Development Agreement between the City and East Village Partners, L.L.C. approved by the City Council on April 5, 2004 by Roll Call No. 04-720. The Development Agreement provides for an Economic Development Grant in the total amount of \$1,618,780 to be paid with a first installment of \$495,000 upon the start of construction and 18 subsequent semi-annual installments starting on November 10, 2009 (semi-annual installments 2-5 for \$34,195 and then, semi-annual installments 6-19 for \$78,500).

#### Spaghetti Works / 302-310 Court Avenue

Rehabilitation of the upper three floors of the historic building located at 302-310 Court Avenue into 51 residential units and upgrade the exterior appearance of the building in accordance with an Urban Renewal Development Agreement between the City and Court Avenue Partners, I, L.P. and Court Avenue Investors, Inc. approved by the City Council on November 8, 2004 by Roll Call No. 04-2448, as amended by a First Amendment approved by the City Council on August 8, 2005 by Roll Call No. 05-1971, as amended by a Second Amendment approved by the City Council on November 7, 2005 by Roll Call No. 05-2680.

The Development Agreement, as amended, provides:

- a. First Economic Development Grant in the total amount of \$1,146,951 to be paid in full within one year of the completion of the improvements.
- b. Second Economic Development Grant in the total amount of \$1,066,075.78 to be paid in 34 equal semi-annual installments of \$31,355.17 starting on November 1, 2009.

#### Stapek Partners, LLC / 112 SE 4<sup>th</sup> Street

Historically-compatible renovation of the existing commercial building located at 112 SE 4th Street to include first floor commercial retail or restaurant space with large outdoor green space for patio use, second-floor office space, and four third-floor residential dwelling units in accordance with the Urban Renewal Development Agreement between the City and Stapek Partners, LLC approved by the City Council on April 5, 2021 by Roll Call No 21-0543. The Development Agreement provides for an economic development grant to be paid on a declining schedule of 95% in years 1-10 and 8 5 % in years 11-15 of the tax increment generated by the project, in an estimated amount of \$831,473.00 (cash basis; \$531,394.00 on a net present value basis at a 4.5% discount rate).

#### Studio Block Building / 506-524 East Grand Avenue

Restoration and renovation of five adjoining historic buildings including building façades and renovated apartment units, street and basement level space in the vicinity of 506-524 East Grand Avenue in accordance with an Urban Renewal Development Agreement between the City and R.E. Properties, L.L.C. approved by the City Council on September 22, 2008 by Roll Call No. 08-1661. The Development Agreement provides, in part, an Economic Development Grant to be paid in ten semi-annual installments equal to 75% of the ad-valorem taxes required to be paid in the preceding six months on the incremental taxable value of the property above a base value equal to the taxable value of the property established January 1, 2007 and commencing November 1, 2011.

SW7th St. Office Park / Tuttle and SW 7<sup>th</sup> Streets

Construction of four or more buildings at 501, 535 and 555 SW 7th Street containing about 125,000 square feet for commercial office use in accordance with an Urban Renewal Development Agreement with Hubbell Realty Company approved by the City Council on March 26, 2001 by Roll Call No. 01-913. The Agreement provides an Economic Development Grant to be paid in twelve annual installments commencing on January 15, 2004, in an amount equal to 75% of the total ad-valorem taxes levied on the incremental taxable value of the building improvements (exclusive of the value of the underlying land) and collected in that fiscal year.

\*SW9 215, LLC / 215 SW 9th Street

New construction of a 66-unit, multi-family residential project located on a vacant, City-owned property at 215 SW 9th Street in accordance with Preliminary Terms approved by the City Council on June 28, 2021, by Roll Call No. 21-0978. The preliminary terms provide for declining-scale project-generated tax increment granted over an 8-year time frame in the following schedule: 100% TIF in years 9-13 (includes the last two {2} years of the graduated tax abatement schedule), 95% in year 14, 90% in years 15 and 16. The Developer will purchase a portion of the City-owned property for fair market value and the City will provide a forgivable loan in the amount of \$170,000.

Swaps Cash, LLC / 304 East Walnut Street, also known as 333 East 3<sup>rd</sup> Street (Terminated)

New construction of a 6-story, 112 room Element Hotel by Marriott on a vacant half block with at least 2,000-square-foot of first floor commercial retail space for lease on East Walnut Street and approximately 63 parking stalls within a second floor covered parking ramp, and the use of at least 32 leased stalls within the existing parking ramp located at 240 East Walnut Street, in accordance with an Urban Renewal Development Agreement between the City and Swaps Cash, LLC approved by the City Council on August 19, 2019 by Roll Call No. 19-1347, as thereafter amended. The Agreement provides for an Economic Development Grant to be paid in installments over 10 years after completion of the Improvements, with the installments due in fiscal years 1-5 being in an amount equal to eighty-five percent (85%) of the tax increment revenue generated by the Improvements in that fiscal year exclusive of the land, and the installment(s) due in fiscal years 6-10 being in an amount equal to eighty percent (80%) of the tax increment revenue generated by the Improvements in that fiscal year exclusive of the land, and excluding tax levy and taxes generated by the Downtown Des Moines Self-Supported Municipal Improvement District, with the total amount of all installments to be capped at \$2,000,000.

This Development Agreement was mutually terminated on June 13, 2022, by Roll Call No. 22-0903.

Temple for Performing Arts / 1101 Locust Street

Restoration, rehabilitation and renovation of former Masonic Temple building in the vicinity of Tenth and Locust Streets in accordance with an Urban Renewal Development Agreement between the City and B.H. Temple, Inc., Downtown Preservation Partners, L.L.C. and Temple Partners, L.P. approved by the City Council on January 28, 2002 by Roll Call No. 02-291, as amended by a First Amendment approved by the City Council on September 9, 2002 by Roll Call No. 02-2200. The Development Agreement, as amended, provides, in part, a supplemental economic development grant to be paid in 20 equal annual installments of \$31,000 starting on December 15, 2004.

\*Townhall Associates LP / 1601 6<sup>th</sup> Avenue

Historic renovation of 1601 6th Avenue into a mixed-use residential and commercial development, and the new construction of a mixed-use residential and commercial building at 1605/1609/1619 6th

Avenue. Preliminary terms of an urban renewal agreement were approved by the City Council on February 19, 2024, by Roll Call No. 24-0258. Terms provide a forgivable loan in the amount of \$460,000, which is equivalent to 100% of the project-generated Tax Increment Financing (TIF) in years one (1) through 20 of the project. *It is anticipated that the original development agreement for a project at this site, approved by Roll Call 23-1340 on October 2, 2023, will be terminated; and Final Terms for a development agreement with Townhall Associates LP are expected to be proposed in the future*

\*Turrim, LLC / 515 Walnut Street

New construction of a 33-story, mixed-use tower containing 390 residential apartment units, in accordance with preliminary terms approved by the City Council on November 21, 2022, by Roll Call No. 22-1802. Preliminary terms propose an economic development grant schedule as follows:

Fiscal Years	Non Project TIF	Project TIF Rebate	Tax Abatement Schedule
1 through 2	\$0	0%	100%
3 through 6	\$500,000	0%	100%
7 through 8	\$0	0%	100%
9	\$0	100%	60%
10	\$0	100%	40%
11 through 14	\$0	90%	0%

Union at Rivers Edge, LP / 1600 Indianola Avenue

Redevelopment of a vacant site with two new buildings being constructed simultaneously, including a 6-story building with 192 apartment units, and a 3-story building with 24 apartment units, in accordance with an Urban Renewal Development Agreement between the City of Des Moines and Union and Rivers Edge, LP, approved by City Council on January 23, 2023, by Roll Call No. 23-0103. The development agreement provides for an economic development grant commencing in fiscal year nine (9) when the residential tax abatement declines, running through year 17 of the project as follows:

Fiscal Years	Project TIF Rebate	Tax Abatement Schedule
1 through 8	0%	100%
9	100%	60%
10	100%	40%
11	100%	0%
12 through 15	95%	0%
16 through 17	90%	0%

Urban Campus Apartments L.L.P. / 1230 6th Avenue

Redevelop property with new construction of a multi-residential housing project located at 1230 6<sup>th</sup> Avenue, known as the Sixth Avenue Flats, which is expected to contain 5 stories and approximately 42 apartments, including a mix of one-, two- and three- bedroom units and a minimum of five live/work loft storefront apartments in accordance with an Urban Renewal Development Agreement between the City and Urban Campus Apartments L.L.P., approved by the City Council on June 28, 2021 by Roll Call No. 21-0987. The Development Agreement provides for an economic development forgivable loan in the amount of \$164,000 to be advanced the later of (1) within 30 calendar days of City issuance of the Certificate of Completion or (2) on August 1, 2022, and to be forgiven on a prorated annual basis for the 15-year loan duration, with full loan forgiveness available

on October 1, 2039 subject to Developer's compliance with the Urban Renewal Development Agreement and affordable housing requirements set forth therein.

Village Place / 521 East Locust Street

Construction of a 5-story commercial and residential mixed-use building, a 2-story commercial and residential mixed-use building, and a structured parking garage in the vicinity of East Fifth and East Locust Streets in accordance with an Urban Renewal Development Agreement between the City and Village Place, LLC approved by the City Council on June 19, 2006 by Roll Call No. 06-1259. The Development Agreement provides an Economic Development Grant in the total amount of \$2,045,000 to be paid in 20 annual installments commencing on December 15, 2009 with the first installment payment of \$50,000 with subsequent installment payments of \$105,000.

Waterfront Lodging / 200 Water Street

Construction of two hotels and a structured parking garage in the block bounded by Second Avenue, Vine, Water and Market Streets in accordance with an Urban Renewal Development Agreement between the City and Waterfront Lodging, Inc. approved by the City Council on January 23, 2012 by Roll Call No. 12-0121.

The Development Agreement provides for:

- a. Economic Development Grant of \$1,100,000 to be paid following issuance of the building permit for construction of the parking garage.
- b. Supplemental Economic Development Grant to be paid in 30 semi-annual installments equal to one-half of 75% of the tax revenues generated in that fiscal year by levies subject to division and allocation into the TIF fund imposed upon the incremental taxable value of the parcels containing the first hotel above a base value equivalent to \$17.768 per square foot for the total area of those parcels with payment to commence on December 10 in the second calendar year following the calendar year in which the first hotel, structured parking garage and related improvements are completed.
- c. Second Supplemental Economic Development Grant to be paid in 30 semi-annual installments equal to one-half of 75% of the tax revenues generated in that fiscal year by levies subject to division and allocation in the TIF fund imposed upon the incremental taxable value of the parcel containing the second hotel above a base value equivalent to \$17.768 per square foot for the total area of that parcel with payment to commence on December 10 in the second calendar year following the calendar year in which the second hotel is completed.

Wells Fargo Financial Home Office Facility / 800 Walnut Street

Construction of a new office building at 800 Walnut Street and a structured parking garage at 800 Mulberry Street for Wells Fargo Financial Inc.'s home office facility in accordance with an Urban Renewal Contract for Sale of Land for Private Redevelopment between the City and Wells Fargo Financial, Inc. approved by the City Council on November 20, 2000 by Roll Call No. 00-4401.

The Contract provides for:

- a. Economic Development Grant in the total amount of \$15,000,000 to be paid in 40 equal semi-annual installments of \$375,000 commencing on November 1, 2004.
- b. Supplemental Economic Development Grant to be paid in 10 annual installments equal to the total amount of all ad-valorem taxes levied upon the taxable value of the parking garage for the fiscal year and commencing December 1, 2004.

#### Wells Fargo Financial Home Office Facility Expansion / 801 Walnut Street

Construction of a new office building at 801 Walnut Street for Wells Fargo Financial Inc.'s expanded home office facility in accordance with an Urban Renewal Redevelopment Agreement between the City and Wells Fargo Financial, Inc. approved by the City Council on December 22, 2003 by Roll Call No. 03-2898. The Redevelopment Agreement provides for an Economic Development Grant to be paid in 20 equal annual installments of \$481,842 commencing on November 1, 2008.

#### Wellmark Corporate Campus / 1111– 1331 Grand Avenue

Construction of the Wellmark Corporate Campus consisting of a new office building (containing at least 500,000 square feet of floor area and 450 underground parking spaces) and a structured parking facility, day care and wellness facility (containing at least 1,100 structured parking spaces with approximately 30,000 square feet of finished interior floor area) in accordance with an Urban Renewal Development Agreement between Wellmark, Inc., and Wellmark Holdings, Inc., (collectively "Wellmark") approved by the City Council on April 21, 2008, by Roll Call No. 08-715.

The Agreement for the payment of three separate grants by the City to Wellmark: Supplemental Grant, Initial Grant and Deferred Grant.

- The Supplemental Grant in the amount of \$600,000 was paid to Wellmark in 2008 which was established at 50% of the purchase price owed by Wellmark to the City for the purchase of certain vacated City rights-of-way after offsetting the purchase price of certain other land Wellmark sold to the City.
- The Initial Grant in the amount of \$800,000 was paid to Wellmark in 2008 in reimbursement of a portion of the documented costs for demolition, asbestos testing and abatement, environmental testing and remediation and professional fees related to the preparation of the land to be redeveloped as the new Wellmark Corporate Campus.
- A portion of the Deferred Grant in the amount of \$238,194.10 was advanced from the incremental taxes on the value added during the construction of the office building. The balance of the Deferred Grant is to be paid in 20 semi-annual installments to be advanced each February 1st and May 1st commencing on February 1, 2013. The ten installments of the Deferred Grant due each February 1st are equal to the total of the Employment Incentive Component, the LEED Incentive Component, the Environmental Component, the Real Estate Component, the Garage/Multi-Use Building Component, and the Tax Abatement Component as defined below. The ten installments of the Deferred Grant due each May 1st are equal to the Garage/Multi-Use Building Component as provided below.

1. The *Employment Incentive Component* of the installments due each February 1st is equal to the sum of the following employment incentives, reduced by \$23,819.41 (being 10% of the portion of the Deferred Grant advanced from the incremental taxes on the value added during the construction of the office building). In no event shall the amount of the Employment Incentive Component for any future annual installment exceed \$914,680.59:

\$500 per Full-Time Equivalent ("FTE") Job for the first 1,577 FTE Jobs held by employees having their primary place of employment upon the Property during the preceding calendar year; and, \$1,000 per FTE Job for the next 150 FTE Jobs held by



employees having their primary place of employment upon the Property during the preceding calendar year.

2. The *LEED Incentive Component* due each February 1st is equal to \$150,000 and is based upon the new office building having obtained “Platinum” level of LEED certification.
3. The *Environmental Component* of the installments due each February 1st is equal to \$21,932.20 and is based upon 5% of the total eligible costs for demolition, asbestos testing, asbestos abatement, the Phase II environmental testing and environmental remediation, and professional fees related to such matters, for the preparation of the site for the Wellmark Corporate Campus (exclusive of the parcel at 1220 High Street) in excess of \$1.4 million.
4. The *Real Estate Component* of the installments due each February 1st is equal to \$135,675.56 (which over the course of the 10 installments will equal the total eligible costs to relocate or remove the tenant formerly at 1220 High Street and extinguish that tenant’s leasehold interest with interest at the rate of 6.0 % per annum.
5. The *Garage/Multi-Use Building Component* of the installments due each February 1st and May 1st is equal to one-half of that portion of the property taxes to be paid in the then current fiscal year attributable to the taxable value of the structured parking facility, day care and wellness facility in the block bounded by Grand Avenue and 11th, 12th and High Streets (exclusive of the land value).
6. The *Tax Abatement Component* of the installments due each February 1st shall be equal to a credit (a negative amount) of \$61,392.33 which over the course of the 10 installments will equal the amount by which the value of the construction period tax abatement actually allowed pursuant to Iowa Code 403.6(18) for the construction of the office building exceeded the expected value of \$1.4 million for such abatement.

#### Wilkins Building / 713 Walnut Street

A mixed use historic renovation of the remaining west portion of the former Younkers Department Store, originally constructed as the Wilkins Building, by renovation of the 5th floor Younkers Tea Room, approximately 60 apartments, 10,000 square feet of first floor commercial space and 22 underground parking spaces. The Urban Renewal Development Agreement with 713 Walnut, LLC was approved by the City Council on December 8, 2014 by Roll Call No. 14-1903; amended by the First Amendment approved on December 21, 2015, by Roll Call No. 15-2125; the Second Amendment approved on May 23, 2016, by Roll Call No. 16-0855; and the Third Amendment approved on May 22, 2017. The Agreement provides for an Economic Development Grant payable in fifteen annual installments each December 1st, commencing December 1, 2019. Each installment shall be equal to the sum of the following components:

- The *Tea Room Component* of each of the first ten installments shall be equal to \$153,959, reduced by the 85% of the qualified rents for the Tea Room in the 12-month period ending the prior June 30th. The Tea Room Component of the last five installments shall be zero.
- The *Commercial Component* of each of the fifteen installments shall be equal to 100% of the incremental taxes generated by the improvements to the ground floor space assessed as commercial property.

Young Men's Christian Association (YMCA) or Greater Des Moines, Iowa / 501 Grand Avenue

Redevelopment and relocation of the downtown YMCA to the Polk County Convention Complex building at 501 Grand Avenue, with a total estimated project cost of \$30,000,000, including restoration and adaptive reuse of the public building, an Olympic-size swimming pool, a community room to accommodate civic group gatherings, and Grand Avenue curb line bump-out modifications consistent with those constructed further west on Grand Avenue, all in accordance with a Development Agreement between the City and the Young Men's Christian Association of Greater Des Moines, Iowa, as approved by the City Council on June 23, 2014 by Roll Call No. 14-0997. The Development Agreement provides for an economic development grant in the amount of \$10,000, payable to the YMCA.

## Appendix D: Approved Public Improvement, Streets and Parking Projects (35<sup>th</sup> Amendment)

The City of Des Moines has approved the provision of direct financial assistance from tax increment revenues for the following public improvements<sup>1</sup>:

	Actual FY2018/19 - FY2022/23	FY2023/24 Budget	FY2024/25 Budget	FY2025/26 Budget	FY2027/27 Budget	FY2027/28 Budget	Estimate FY2023/24 - FY2025/26	Total
Metro Center TIF Bond Funded								
2nd Avenue Improvements - Court Avenue to I235	60,000	-	-	800,000	-	-	800,000	860,000
*2nd and Grand Parking Structure	-	-	-	-	-	-	-	-
5th Avenue 1-way to 2-way	1,800,000	-	-	-	-	-	-	1,800,000
5th Avenue Bike Facility Improvements - Grand to Laurel	-	-	-	-	100,000	-	100,000	100,000
5th and Walnut Parking Structure	46,550,000	-	-	-	-	-	-	46,550,000
*1200 Locust Street	-	-	-	-	-	-	-	-
Active Transportation	2,425,000	-	-	500,000	500,000	500,000	1,500,000	3,925,000
Asphaltic paving restoration / Downtown Paving	1,750,000	375,000	375,000	375,000	375,000	375,000	1,875,000	3,625,000
City Facility and Armory Replacement	-	-	5,000,000	-	-	-	5,000,000	5,000,000
Connect Downtown - Downtown Walkability Improvements	1,000,000	-	-	-	-	-	-	1,000,000
Court Avenue Bridge over the Des Moines River	950,000	-	-	-	-	-	-	950,000
Downtown Banner Arm Replacement	100,000	-	-	-	-	-	-	100,000
Downtown Pedestrian Wayfinding Signage	-	-	25,000	375,000	-	-	400,000	400,000
Downtown Two Way Conversion - Grand and Locust	500,000	-	500,000	-	2,000,000	5,000,000	7,500,000	8,000,000
East Locust Streetscape	900,000	-	-	-	-	-	-	900,000
East Village Street Improvements	-	-	-	-	-	-	-	-
Fleur Drive Bridge over Raccoon River	-	500,000	500,000	4,500,000	-	-	5,500,000	5,500,000
Grand Avenue Bridge over the Des Moines River	-	-	-	-	-	-	-	-
Gray's Parkway	1,000,000	-	-	-	-	-	-	1,000,000
Locust Street Bridge over the Des Moines River	2,500,000	-	-	-	-	-	-	2,500,000
Market District Infrastructure	13,275,000	9,500,000	-	7,000,000	1,550,000	-	18,050,000	31,325,000
Market District Study	810,000	-	-	-	-	-	-	810,000
MLK Parkway Pavement Improvement	1,250,000	750,000	-	-	-	-	750,000	2,000,000
Pedestrian Bridge over the Raccoon River	835,000	-	-	-	-	-	-	835,000
Principal Park	5,500,000	1,417,500	925,000	865,000	100,000	100,000	3,407,500	8,907,500
Scott Avenue Bridge over the Des Moines River	-	-	-	-	-	-	-	-
SE 7 <sup>th</sup> Street Reconstruction and Trunk Sewer	2,000,000	-	-	-	-	-	-	2,000,000
Skywalk System Repairs	2,625,000	750,000	1,750,000	1,350,000	1,350,000	1,350,000	6,550,000	9,175,000
Streetscape Improvements	425,000	-	-	-	-	-	-	425,000
SW 11th and Tuttle Street Traffic Improvements	980,000	-	-	-	-	-	-	980,000
SW 14th and MLK Traffic Improvements	550,000	-	-	-	-	-	-	550,000
SW 16th and MLK Traffic Improvements	50,000	500,000	-	-	-	-	500,000	550,000
Tuttle Street	500,000	650,000	-	-	-	-	650,000	1,150,000
Tuttle Street Complete Street	50,000	50,000	-	500,000	-	-	550,000	600,000
Walnut Street Bridge over the Des Moines River	7,500,000	2,000,000	3,500,000	4,000,000	-	-	9,500,000	17,000,000
Walnut Streetscape	500,000	-	-	-	-	-	-	500,000
Metro Center TIF Cash Funded								
Continuing Planning, Oversight and Administration	3,950,000	800,000	900,000	900,000	900,000	900,000	4,400,000	8,350,000
DICO Site Improvements	300,000	250,000	250,000	250,000	-	-	750,000	1,050,000
Downtown SSMID	4,144,150	915,733	934,048	952,729	971,783	991,219	4,765,511	8,909,661
Market District Study	120,000	-	-	-	-	-	-	120,000
Multi Use Trails	-	75,000	-	-	-	-	75,000	75,000
Parking Lot - City Hall and E 2nd Avenue	100,000	-	-	-	-	-	-	100,000
Sherman Hill Historic Street Lighting SSMID	49,460	11,811	12,047	12,288	12,534	12,785	61,465	110,925
Supplemental Funding to Parking System	4,290,000	800,000	800,000	-	-	-	1,600,000	5,890,000
Streetscape Maintenance and Improvements	-	30,000	30,000	30,000	30,000	30,000	150,000	150,000
	96,385,000						74,284,476	183,623,087

The dollar amount estimates shown for public improvements and projects for current fiscal year and future fiscal years generally reflect the cost estimates contained in the Capital Improvement Program (CIP) Plans adopted by the City Council. Actual costs of public improvements may vary from the

<sup>1</sup> The public improvements, streets and parking projects approved for provision of direct financial assistance from Metro Center Urban Renewal Project tax increment revenues are fully described in this Appendix D. Accordingly, Map 7 “Public Facilities & Improvements Assisted by TIF” has been updated only through the Sixteenth Amendment of the Plan.

estimated amounts depending on bond sale pricing, refined cost estimates contained in approved final plans and specifications, public bid pricing and other factors.

\*Public improvement projects with no direct funding from tax increment revenues. For additional information on funding for these projects, see respective project description in the section that follows this chart.

\*\*Projects not currently included in the Capital Improvement Program.

#### 2<sup>nd</sup> Avenue Improvements from Court Avenue to Interstate 235

Construction of concrete bump outs at intersections and pedestrian crossings, removal of peak hour parking restrictions, reduction from four through traffic lanes to two through traffic lanes and add on-street parking in certain locations on 2nd Avenue from I-235 to Court Avenue.

#### 2<sup>nd</sup> Street and Grand Avenue Parking Structure (FY 2015/16, FY 2016/17 and FY 2017/18 -- \$7,589,716 no funding from tax increment revenues)<sup>2</sup>

Design, replacement and repair to City Hall building systems, including heating, ventilation, air conditioning (HVAC), replacement of air handling units, addition of air volume terminal boxes and reconditioning of radiators, installation of high efficiency boilers and rebuild of chiller, installation of new sprinkler system and fire detection and alarms upgrade, reconfiguring building power distribution, exterior and interior lighting, security enhancements, roofing and new backup generator. Such design, replacement and repair work, or some portion thereof, may be funded with essential corporate purpose urban renewal bonds with no tax increment revenues.

#### 5th Avenue 1-way to 2-way

Conversion of 5th Avenue between Cherry Street and Grand Avenue from one-way southbound to two-way. This will also include conversion of Grand Avenue between 3<sup>rd</sup> Avenue and 5<sup>th</sup> Avenue from one-way westbound to two-way and addition of an eastbound bike lane on Grand Avenue from 2<sup>nd</sup> Avenue to 5<sup>th</sup> Avenue.

#### 5<sup>th</sup> Avenue Bike Facility Improvements Grand to Laurel

The Connect Downtown study proposed an on-street bike facility on this section of 5th Avenue. It is anticipated this would be the north/south spine of the downtown bikeways west of the river. Construction is currently underway to install an on-street bike facility on 5th Avenue south of Grand Avenue as part of the two-way conversion project. A future phase of the 6th Avenue Streetscape project will extend a shared-use path from University Avenue to Laurel Street. The proposed project provides a connection between these two projects, connecting the neighborhoods north of University Avenue to the downtown area crossing the barrier of I-235. The project is anticipated to include installation of an on-street bike facility, resurfacing of the corridor, signal modifications at signals between Park Avenue and Crocker Street, and signal reconstruction and roadway modifications at interchange ramps.

#### 5<sup>th</sup> and Walnut Parking Structure

Purchase of the 11-story, approximately 624-space privately constructed parking structure and adjacent parcels in the vicinity of 5<sup>th</sup> Avenue and Walnut Street to protect the interests of the City and preserve the availability of parking for use by the public. The structure will be for public use as part of the City's parking system. The acquisition of the parking structure was funded by the issuance of general obligation capital loan notes, Series 2021B authorized by City Council Roll Call No. 21-0163 expected to be repaid

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<sup>2</sup> Since no use of tax increment revenues, no analysis of alternative development options and funding required.

from a combination of the City debt service fund, City parking system revenues and tax increment revenues.

#### 13<sup>th</sup> Street and Mulberry Street Parking Structure

Purchase of the 1,600-space privately constructed parking structure to protect the interests of the City and preserve the availability of parking for use by City staff, including the Police Department, and the public. The structure will create parking for use with the planned purchase of the nearby property at 1200 Locust for City administrative offices. The purchase is expected to close on December 31, 2025.

#### Active Transportation

This project provides for improvements associated with multimodal transportation such as walking, bicycling and transit. Improvements anticipated for this project include 6th Avenue (DSM River to Euclid) Traffic Study (FY22), 63rd Street (Raccoon River to Scout Trail) sidepath (FY23-24) and E. Douglas (Hubbell to E 42nd) Complete Street project (FY26). Future projects also include Phase II of the downtown bumpout project on 7th and Locust.

#### Asphaltic Paving Restoration / Downtown Paving

Patching, milling and replacement of asphaltic concrete overlay for various streets in the Metro Center Urban Renewal Project area requiring repair.

#### City Facility and Armory Replacement

This program provides funds for study and replacement of aged city facilities. Projects include the acquisition of former Nationwide properties at 1200 Locust Street and 1200 Mulberry Street and phased renovations to those facilities, in a major effort to consolidate government operations, upgrade facilities and enhance services.

#### City Hall Parking Structure (FY 2016/17 and FY 2017/18 -- est. \$19,073,000 no direct funding from tax increment revenues)

Construction of a 5-story, approximately 535-space public parking structure on the block across Robert D. Ray Drive from City Hall by a developer pursuant to a lease–purchase agreement with the City. The parking structure is for public use as part of the City’s parking system and the City took possession in mid-2017. The LPA is financed with City parking system revenues with the possibility of payment from the City debt service fund with a general obligation pledge subject to appropriation. No direct funding was utilized from tax increment revenues.

#### Connect Downtown - Downtown Walkability Improvements

Construction and installation of improvements designed for increased walkability and bikeability in the downtown core. In the future, this project has been moved into Active Transportation.

#### Continuing Planning, Oversight and Administration

Continuing planning, oversight and administration of the Metro Center Urban Renewal Project necessary to achieve the Plan objectives.

#### Court Avenue Bridge over the Des Moines River

Rehabilitation of the Court Avenue Bridge over the Des Moines River. The work consists of deck repairs, expansion joint replacement, deck overlaying, sidewalk repair and repairs to the arches and piers.

### DICO Property

Urban renewal demolition of production and office buildings located on the DICO property. Operation, maintenance, security and related work at the DICO property including preparation of site assessments, preparation and performing work, sampling and reporting in accordance with various operation, maintenance, management and related plans approved by the Environmental Protection Agency (EPA), inspection, maintenance and repair of existing asphalt cap, potential placement and grading of fill material over asphalt cap, operation and maintenance of the existing groundwater treatment system and the replacement optimized system inclusive of sampling and reporting, provision of security services and the installation, replacement or repair of security improvements inclusive of fencing and systems.

### Downtown 2-Way Conversion – Grand and Locust

The Connect Downtown plan identified several one-way streets to be converted to two-way streets to support circulation downtown and provide additional space for multimodal facilities. This project includes the conversion of Grand Avenue between 5th Avenue and 15th Street from one-way to two-way and Locust Street from 2nd Avenue to 15th Street. Portions of Grand Avenue from 15th Street to 18th Street and from 3rd Street to 5th Street and Locust Street from 15th Street to 18<sup>th</sup> Street will be converted from one-way operation to two-way with separate CIP projects. This one-way to two-way conversion includes additional traffic signals at all project intersections, permanent concrete bumpouts and sidewalk improvements, bus stop enhancements, storm sewer modifications, pavement resurfacing, durable pavement markings and green bicycle lane pavement markings. A planning study would be required to update signal timings and understand in detail the impacts to traffic and transit operations.

### Downtown Banner Arm Replacement

The Des Moines Partnership currently has an agreement with the City which allows them to install banners on streetlight poles along certain corridors within the downtown area. Most of these streetlight poles are MidAmerican Energy poles and the Partnership works with them directly on banner placement. There are a few corridors where the streetlighting poles are City-owned. The Partnership has notified the City that 80 of the banner arms on the City-owned poles are broken or missing. The costs differ by pole type, but the average cost per banner arm is approximately \$550. This project will have a contractor purchase equipment and replace the broken/missing banner arms on city-owned poles.

### Downtown Pedestrian Wayfinding Signage

Replace the downtown wayfinding sign poles and bases and update the wayfinding signage as needed.

### Downtown SSMID

Allocation of a portion of the tax increment revenues attributable to the annual Self-Supported Municipal Improvement District Operation Tax levy on properties in the Downtown SSMID. This SSMID was established in 1998.

### East Locust Streetscape Repairs

This project includes the repair of deficient sidewalks, repair of streetlighting poles, replacement of streetlighting fixtures with LED fixtures, curbs and brick repair, the replacement of the decorative county markers, addressing deteriorated streetscape elements and resurfacing the roadway pavement.

### Fleur Avenue Bridge Over the Racoon River

Rehabilitation of the Fleur Avenue Bridge over the Racoon River. The work will consist of deck repairs, expansion joint replacement and repairs to the arches and piers. The rehabilitation will extend the life of the bridge by 20 to 30 years.

#### East Village Street Improvements

Reconstruction of East 2nd Street and Robert D Ray Drive from Locust Street to Grand Avenue and includes sidewalk improvements, storm sewer, pedestrian lighting and planters.

#### Gray's Parkway

The project will connect a section of an east-west collector street to SW 11th Street, north of the Raccoon River. The planned street, currently labeled on the Gray's Station Master Development Plan as the South Parkway, will ultimately connect from SW 16th to SW 11th and align to the east of SW 11th with existing DART Way, providing optimum street grid connectivity.

#### Locust Street Bridge over the Des Moines River

Replacement of the Locust Street Bridge over the Des Moines River. Due to the extensive deterioration found during the design, a new bridge was found to be the most cost-effective solution. A consultant will be utilized for design and construction phase services. The new bridge will have a useful life of at least 50 years.

#### Market District Infrastructure and Land Acquisitions

The Market District is an emerging development area generally located south of the East Village along E. MLK Parkway and east of the Des Moines River. It is located in the "Downtown Node" identified on the PlanDSM Future Land Use Map. Improvements to deficient infrastructure including paving of streets and installation of storm sewer and sanitary sewer required for the planned high-density development of urban-scale multi-family residential, office and retail uses. This proposed project is also to purchase approximately two acres of property currently owned by the Norfolk Southern Railroad within the Market District redevelopment area, roughly spanning from E. 6th Street to E. 1st Street, at the terminus of the Principal Riverwalk red pedestrian bridge. The railroad has recently completed the federal rail line abandonment process making it an opportune time to pursue the acquisition of the property. The 2019 Master Plan for the Market District contemplated utilizing the Norfolk Southern Railroad land for greenspace/recreational purposes.

#### Market District Study

The Market District Study consists of master planning and infrastructure analysis for a redevelopment area called the Market District generally located south of the East Village along E. MLK Parkway and east of the Des Moines River. It is anticipated that there could be approximately \$20 million in City Capital Improvement projects, including, but not limited to, roadway, water distribution, stormwater management, and sanitary sewer system infrastructure improvements that could be identified with the Market District Study as needed to serve new redevelopment in the Market District.

#### MLK Pavement Replacement

Repaving of the westbound lanes of Martin Luther King Jr. Parkway from SW 3<sup>rd</sup> Street to SW 16<sup>th</sup> Street. The funding will be from TIF backed bonds.

#### Multi Use Trails

Planned improvements include: SW 1st Street Bridge Improvements

#### Park Improvements

Repair or replacement of the existing Runnels water feature running through the Library block and the adjoining block between 12<sup>th</sup> and 13<sup>th</sup> Streets in the Western Gateway Park and improvements to the pedestrian bridge over the Raccoon River.

#### Parking Lot between City Hall and E 2<sup>nd</sup> Garage

The project removes the existing paving and establishes a green space between City Hall and the E 2nd Parking Garage along the east side of Robert D. Ray Drive.

#### Principal Park

The recently completed Principal Park Master Plan consists of identified and prioritized necessary and recommended improvements to Principal Park. The Principal Park Master Plan will be used by City staff, the Parks and Recreation Board and stadium lessee to guide decisions regarding future improvements and alterations to the Principal Park stadium and site. Implementation of phases of the Stadium Master Plan Recommendations are currently programmed. Annual funding is also provided to address general repairs to the park and rounds.

#### Scott Avenue Bridge over the Des Moines River

Rehabilitation of the Scott Avenue Bridge over the Des Moines River. The work consisted of deck repairs, expansion joint replacement and repairs to the arches and piers. The rehabilitation has extended the life of the bridge by 20 to 30 years.

#### SE 7th Street Reconstruction and Trunk Sewer

This project provides a sanitary sewer through the Market District, which is underserved for sanitary sewer for development. This project for a new trunk sewer to serve the Market District area proposed development. A sanitary sewer, pump station and force main provide service to the area. This project was started in 2020 and will be completed in 2022. This project reconstructs of existing SE 7th Street to be coordinated with a new trunk sewer to serve the Market District area proposed development.

#### Sherman Hill Historic Street Lighting SSMID

Allocation of a portion of the tax increment revenues attributable to the annual SSMID Operation Tax levy on properties in the Sherman Hill Historic Street Lighting SSMID District for utility usage, inspection, cleaning, lamp repairs, light bulb replacements and locate expenses for the historic pedestrian oriented street lighting system improvements in the District in accordance with the SSMID petition to achieve the Metro Center Urban Renewal Plan objectives.

#### Skywalk System Repairs

This project provides for the construction and repairs to the second level, enclosed, climate-controlled pedestrian skywalk system within the Skywalk District in the Central Business District. The skywalk system has access points at adjoining buildings and all the parking garages within the area. A consultant may be used for design and construction phase services. There are currently 54 existing skywalk bridges with a 2012 insured value of over \$33 Million. A structural and architectural analysis was completed to identify improvements needed throughout the skywalk system. Proposed improvements include HVAC improvements at various skywalk locations and various structural repairs across the entire system. The project may include urban renewal demolition of inactive Skywalk Bridge 7C-1 over Walnut Street.

#### Streetscape Improvements

Design and construction of streetscape projects in the Metro Center Urban Renewal Project Area which include portions of Keo Way, Grand Avenue, 5th Street, Center Street and East Grand Avenue.



#### Streetscape Maintenance and Improvements

Annual funding for various streetscape maintenance and beautification projects. FY2025 plans include upgrading streetlight pole replacements that MidAmerican Energy has programmed as standard galvanized poles to the upgraded black downtown poles and repairs and maintenance of other streetscape amenities.

#### Supplemental Funding to Parking System

Contribution of tax increment revenues to the parking system within the Metro Center Project Area to ensure adequate revenues for the operation, maintenance and repair to various structures within the system.

#### SW 11th and Tuttle Street Traffic Improvements

Provide traffic improvements to the SW 11th Street intersection at Tuttle Street. Improvements include new traffic signals. The constructed improvements will be in accordance with the joint Gray's Landing /Gray's Station Traffic Study.

#### SW 14th and MLK Traffic Improvements

Provide traffic improvements to the SW 14th Street intersection at Martin Luther King Jr. Parkway. Improvements include new traffic signals and the widening of SW 14<sup>th</sup> Street to accommodate a northbound turn lane. The constructed improvements will be in accordance with the joint Gray's Landing /Gray's Station Traffic Study.

#### SW 16th and MLK Traffic Improvements

Provide traffic improvements to the SW 16th Street and Martin Luther King Jr. Parkway intersection east of Fleur Drive. These improvements will consist of widening SW 16th Street south of Martin Luther King Jr. Parkway to extend the existing left turn lane, adding a right turn lane and modifying the existing traffic signal to accommodate the geometric changes. The City shall construct other improvements in accordance with the joint Gray's Landing and Gray's Station Traffic Study.

#### Tuttle Street Complete Street

The project will reallocate the existing Tuttle Street ROW from SW 5th to SW 11th. This includes the elimination of parking on the south side of the street from SW 9th to SW 11<sup>th</sup>, conversion from 2 lanes with dedicated turn bays to 2 lanes and addition of conventional striped bicycle lanes from SW 5th to SW 11th. Additional improvements include signal modifications at SW 7th, SW 8th & SW 9th to improve the level of service and access for people walking and biking. Some sidewalk widening is possible on the south side between SW 7th and SW 9<sup>th</sup>.

#### Tuttle Street Improvements

The proposed project includes extending Tuttle Street from west of SW 12th Street to SW 16th Street. The roadway would be a two-lane roadway with parking on both sides and a two-way cycle track. The proposed project is being constructed in three phases, with funding provided through a combination of City funds, developer funds, and special assessments as needed.

#### Walnut Street Bridge over the Des Moines River

Replacement of the Walnut Street Bridge over the Des Moines River. Due to extensive deterioration found during design, a new bridge was found to be the most cost-effective solution. The new bridge will have a useful life of at least 50 years.

### Walnut Streetscape

Design work for renovation of Walnut Street between 5th and 7th Streets to replace and improve existing transit mall infrastructure and improve street and sidewalk areas. Walnut Streetscape Phase 2 includes design work for renovation of Walnut Street between 2nd Avenue and 10th Streets to replace and improve existing transit mall infrastructure and improve street and sidewalk areas.

### Water Trails

The City has agreed to make annual contributions to the Metropolitan Planning Organization (MPO) who is managing the design and construction of the multi-phased project. The Central Iowa Water Trails project will connect more than 150 miles of water trails and 86 access sites throughout the region with many in Des Moines. This project will be funded by General Obligation Bonds, not tax increment funds.