

**CITY COUNCIL COMMUNICATION 98-007  
JANUARY 5, 1998 AGENDA**

**SUBJECT:**

**FINAL DESIGN PLANS– FRED NESBIT  
DISTRIBUTING COMPANY /PARCEL 30A/  
GUTHRIE AVENUE BUSINESS PARK  
(1901 DEWOLF STREET)**

**SUBMITTED BY:**

**JAMES GRANT  
COMMUNITY DEVELOPMENT DIRECTOR**

**SYNOPSIS –**

Resolution to approve final design plans except for signage submitted by the Fred Nesbit Distributing Company, Inc. and Fitz-Gold, L.L.C. jointly to redevelop Disposition Parcel No. 30A/Guthrie Avenue Business Park (1901 DeWolf Street). The Redeveloper is proposing to construct a 108,000 sq. ft. office/distribution facility and a 7,000 sq. ft. truck maintenance building on approximately 8.5 acres in the vicinity of Mattern Avenue east of DeWolf Street. We anticipate asking Council to approve the sale of property in the Guthrie Avenue Business Park to Fred Nesbit Distributing, et al, in early 1998.

**FISCAL IMPACT –**

No fiscal impact is associated with approval of the design plans.

**RECOMMENDATION –**

**Approve the final design plans except for signage regarding redevelopment of Disposition Parcel No. 30A/Guthrie Avenue Business Park.**

**BACKGROUND –**

**Developer-Initiated Proposal**

On July 7, 1997, the City Council entered into an Agreement to Purchase Land for Private Redevelopment with the Fred Nesbit Distributing Company, Inc. and Fitz-Gold, L.L.C.

(" Redeveloper" ) jointly to redevelop Disposition Parcel No. 30A in the Guthrie Avenue Business Park. The Redeveloper intends to construct a 108,000 sq. ft. office/distribution facility and a 7,000 sq. ft. truck maintenance building on approximately 8.5 acres in the vicinity of Mattern Avenue east of DeWolf Street (1901 DeWolf Street). This project will be located south of the Quality Wine Company' s new 45,000 sq. ft. office/distribution facility and east of Corporate Image' s/Library Binding Service' s 42,475 sq. ft. light manufacturing facility.

The Redeveloper is the Fred Nesbit Distributing Company, Inc., an Iowa corporation, and Fitz-Gold, L.L.C., an Iowa limited liability company, involved in the wholesale distribution of beer throughout metropolitan Des Moines. Fred Nesbit is the President of the Fred Nesbit Distributing Company, and Manager of Fitz-Gold, L.L.C., located at 207 SW 5th Street, Des Moines, Iowa. The Fred Nesbit Distributing Company, Inc. was organized on October 1, 1968, and Fitz-Gold, L.L.C. was created in fall 1996. Both are closely-held companies. The ownership structure of both businesses is similar. Fred Nesbit, Michael Nesbit and John Nesbit, all of Des Moines, Iowa, each own 20 percent of the company. Mary Fitzgibbons of Omaha, Nebraska and Nancy McGoldrick of Edina, Minnesota each also own 20 percent of the company. All of the owners are siblings.

### **Final Design Plans**

The Redeveloper has submitted final design plans for approval by the City except a signage plan. The design plans comply with the minimum development requirements approved by the City Council on April 21, 1997.

On December 23, 1997, the Urban Renewal Board unanimously recommended approval of the final design plans subject to reviewing a detailed signage plan.

Title to the property is anticipated to be transferred to the Redeveloper in spring 1998 after the City approves the signage plan and evidence of project financing, and executes the Special Warranty Deed. Approval of final design plans at this time will allow the Redeveloper to prepare for spring construction more effectively.