

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

00-015

SYNOPSIS -

AGENDA:

JANUARY 24, 2000

SUBJECT:

PROFESSIONAL
SERVICES FOR
REDEVELOPMENT
OF RIVERPOINT
WEST AREA

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

ERIC A. ANDERSON
CITY MANAGER

On the January 24, 2000, Council agenda is a resolution to employ Spiegel & McDiarmid law firm (1350 New York Avenue, Washington, D.C. 20005), to assist in securing federal funds and to provide legal services to facilitate redevelopment of the Riverpoint West area. The Riverpoint West area is located directly south of the Central Business District and is bounded by the new Martin Luther King, Jr. Parkway (currently Market Street) to the north, SW 9th Street to the east, and the Raccoon River to the south and west.

It is proposed to redevelop the Riverpoint West area into an urban village with support commercial uses including office and retail space. Results of a recent Phase I environmental assessment indicate that soil and groundwater testing need to be performed on approximately 175 acres (excluding the DICO Superfund site). Spiegel & McDiarmid's specialized expertise will be used to assist the City in accessing top federal decision-makers and potentially open the door to securing extensive capital and technical resources to effect successful redevelopment. Corporation Counsel concurs with the City Manager's recommendation that Spiegel & McDiarmid should be employed. Ellen Walkowiak with the City's Office of Economic Development is coordinating the City activities relative to this project.

FISCAL IMPACT -

Professional services are estimated not to exceed \$25,000 annually over a two-year period. Funding is being provided in the proposed 1999-2000 and 2000-2001 budget.

RECOMMENDATION -

Approval.

BACKGROUND -

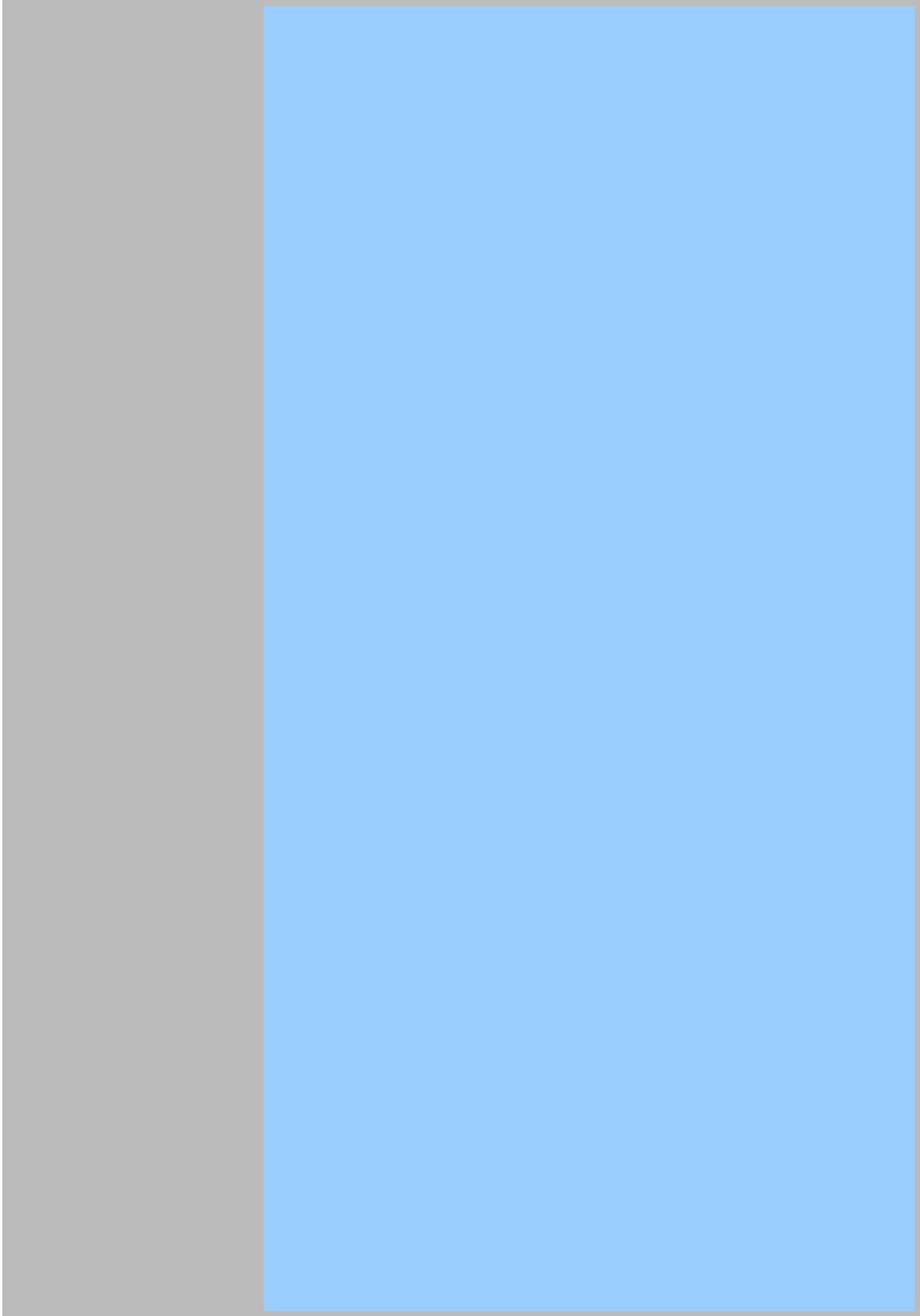
In December 1999, Council approved submittal of an application to compete nationwide for a \$150,000 Environmental Protection Agency (EPA) grant. Grant funds are proposed to be used to conduct Phase II environmental assessment work in the Riverpoint West area. Although the City has been very successful in securing brownfields redevelopment funds, there are significant untapped opportunities to obtain federal funding for revitalization of Riverpoint West. By working with Spiegel & McDiarmid, the City will be able to interact directly with top federal decision-makers in order to attract extensive capital and technical resources to assist in this redevelopment project. Networks will be established that may benefit the City on future projects. The demand for local resources will be lessened which will allow them to be used to leverage additional investment. The professional services to be provided by Spiegel & McDiarmid include the governmental affairs and legal services listed below.

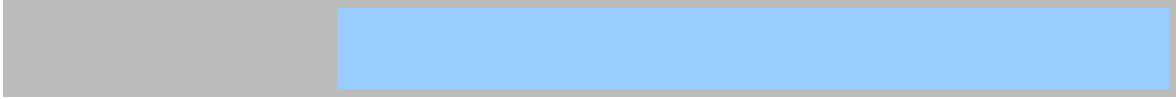
- “ Identifying viable federal funding opportunities to support the planning, environmental assessment, remediation, and redevelopment of the Riverpoint West area, including the DICO Superfund site-through existing federal programs, proposed federal legislation (i.e. Better America Bonds Program), Congressional appropriations, and other mechanisms.
- “ Developing an effective strategy to secure federal funding for the Riverpoint West project, which will include obtaining access to top federal decision-makers, recommending the type and content of information to be provided and advocating for the City to maintain federal interest in and commitment to the project.
- “ Advising the City's grant writers and assisting in preparation of specific funding applications as needed.

“ Providing regulatory and legal assistance to ensure that EPA's remedial decisions, especially regarding the DICO Superfund site, and actions by third parties support the redevelopment goals of the Riverpoint West area.

The firm has specialized expertise. It coordinates the Brownfields Showcase Community Network, a new federal initiative that involves bringing together 20 federal agencies that focus their resources and assistance to 16 select communities to achieve successful brownfields redevelopment projects. As a result of these efforts, communities have obtained millions of dollars from EPA, HUD, the Army Corps of Engineers and others. Des Moines would work with the firm to secure Showcase Community designation and network with the Federal agencies. In addition, the firm is experienced in negotiating with EPA and responsible parties regarding favorable resolution of complex issues at several Superfund sites.

Every effort will be made to utilize the talents of City staff effectively to conduct the activities needed to redevelop the Riverpoint West area successfully. Spiegel & McDiarmid will enhance the City's capabilities in the development and implementation of strategy designed to maximize opportunities to secure federal funding in order to leverage resources for redevelopment.





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