



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 6/21/04

No.: 04-298

Agenda Item Type: Resolution

No.:

Communication

Roll Call

Submitted by: Eric A. Anderson, City Manager

### SUBJECT—

Resolution to Enter into Agreements with firms to Perform Phase I Environmental Assessment Work in Select Areas

### SYNOPSIS—

Council is requested to enter into agreements with Apex Environmental Inc., Barker Lemar Engineering Consultants, Environmental Resource Services Inc., Stanley Consultants Inc. and Tetra Tech EM Inc. to conduct Phase I environmental assessment work primarily in the downtown and in key commercial and industrial redevelopment areas, and to authorize the City Manager to sign the above-referenced agreements.

### FISCAL IMPACT—

EPA funds will be used to conduct all Phase I environmental assessment work. Funding is derived from the City's Brownfields Showcase Community budget. The total project cost is estimated at \$169,623.

### RECOMMENDATION—

Approval.

**BACKGROUND—**

During the past several years, the City has successfully competed at the national level to secure EPA funding for Phase I and Phase II environmental assessments and for cleanup. The City continues to serve as a national model to advance the cause of brownfields redevelopment. This project represents one of its innovations.

The City intends to diminish environmental uncertainty involved in real estate transactions in order to attract investment and improve the community's quality of life. Phase I environmental assessment work is proposed to remove barriers to investment related to perceived environmental contamination and to ascertain whether or not Phase II work is needed. The goals of Des Moines' Brownfields Economic Redevelopment Initiative are to (1) encourage the protection of the environment and the public health on brownfields and (2) create new opportunities for redevelopment and reinvestment.

On May 17, 2004 by Roll Call No. 04-1030, Council authorized the City Manager or his designee to negotiate agreements with Apex Environmental Inc., Barker Lemar Engineering Consultants, Environmental Resource Services, Stanley Consultants Inc. and Tetra Tech EM Inc. to conduct Phase I environmental assessment work. Agreements have been successfully negotiated. The project location (map attached), name of firm and cost are listed below in categorical priority order.

**PRIORITY 1: ONGOING PROJECTS**

<b><i>PROJECT LOCATION</i></b>	<b><i>FIRM</i></b>	<b><i>COST</i></b>
<b><i>Agrimergent Technology Park - Update</i></b>	<b><i>Apex Environmental Inc., Urbandale</i></b>	<b><i>\$ 9,522</i></b>
<b><i>Riverpoint West - Update</i></b>	<b><i>Barker Lemar Engineering Cons., West DSM</i></b>	<b><i>\$ 15,899</i></b>
<b><i>Guthrie Avenue Business Park South</i></b>	<b><i>Apex Environmental Inc., Urbandale</i></b>	<b><i>\$ 7,000</i></b>
<b><i>SUBTOTAL</i></b>		<b><i>\$ 32,421</i></b>

**PRIORITY 2: DOWNTOWN AND ENVIRONS**

<b><i>PROJECT LOCATION</i></b>	<b><i>FIRM</i></b>	<b><i>COST</i></b>
<b><i>Gateway West Area</i></b>	<b><i>Barker Lemar Engineering Cons., West DSM</i></b>	<b><i>\$ 24,881</i></b>
<b><i>Riverpoint East</i></b>	<b><i>Apex Environmental Inc., Urbandale</i></b>	<b><i>\$ 7,822</i></b>
<b><i>West Riverwalk Area</i></b>	<b><i>Apex Environmental Inc., Urbandale</i></b>	<b><i>\$ 7,650</i></b>
<b><i>East Village/River Hills Area</i></b>	<b><i>Environmental Resource Services, Ames</i></b>	<b><i>\$ 16,060</i></b>
<b><i>SE Connector Area</i></b>	<b><i>Stanley Consultants Inc., Des Moines</i></b>	<b><i>\$ 27,750</i></b>
<b><i>Riverpoint South</i></b>	<b><i>Apex Environmental Inc., Urbandale</i></b>	<b><i>\$ 8,025</i></b>
<b><i>Union Pacific Bell Avenue Yard</i></b>	<b><i>Apex Environmental Inc., Urbandale</i></b>	<b><i>\$ 2,650</i></b>
<b><i>SUBTOTAL</i></b>		<b><i>\$ 94,838</i></b>

**PRIORITY 3: INDUSTRIAL REDEVELOPMENT OPPORTUNITIES**

<i><b>PROJECT LOCATION</b></i>	<i><b>FIRM</b></i>	<i><b>COST</b></i>
<i><b>Agribusiness Enterprise Zone East</b></i>	<i>Apex Environmental Inc., Urbandale</i>	<i><b>\$ 10,400</b></i>
<i><b>Central Place Industrial Park</b></i>	<i>Apex Environmental Inc., Urbandale</i>	<i><b>\$ 7,822</b></i>
<i><b>Valley Gardens Area</b></i>	<i>Tetra Tech EM Inc., Lenexa, KS</i>	<i><b>\$ 17,182</b></i>
<i><b>SUBTOTAL</b></i>		<i><b>\$ 35,404</b></i>

***PRIORITY 4: TARGETED COMMERCIAL DEVELOPMENT***

<i><b>PROJECT LOCATION</b></i>	<i><b>FIRM</b></i>	<i><b>COST</b></i>
<i><b>SE 30<sup>th</sup> Street Corridor</b></i>	<i>Environmental Resource Services, Ames</i>	<i><b>\$ 6,960</b></i>

***TOTAL PROJECT COST***  
***\$169,623***

Environmental assessment results will be available to the public on the City's web site in fall/winter 2004. Developers and others will be able to access it confidentially when researching development opportunities. The City negotiated with Kansas State University to create a dynamic property inventory with the Phase I results that will be linked to the City's and Polk County's GIS databases. Kansas State secured EPA grant funds to conduct this work, which is underway.

This project will generate significant benefits. The City of Des Moines will obtain additional tax base from new investment in properties previously not considered for reinvestment. Property owners interested in selling their holdings will learn valuable information to assist in completing real estate transactions. Real estate professionals will facilitate property sales more efficiently because the Phase I environmental assessments that lenders often require on commercial and industrial properties will be completed, thereby minimizing delays and uncertainty. Ultimately, the City intends to create relationships that will yield positive economic and environmental outcomes.