AGENDA HEADING:

Resolution approving the purchase of 1212 Cherry Street and 1216 Mulberry Street.

SYNOPSIS:

Consistent with the terms of the Nationwide/Allied Gateway Campus expansion approved by City Council on May 8, 2006, by roll call no. 06-950, the City Manager recommends that the City purchase the parking lots at 1212 Cherry and 1216 Mulberry for assembly with adjacent City-owned land. The parking lots are currently owned by William C. Knapp, L.C. (Gerard D. Neugent, Manager, 4949 Westown Parkway, Suite 200, West Des Moines, Iowa, 50266-6704).

FISCAL IMPACT:

Amount: $600,000 (Approximately $14.70/sq.ft.)

Funding Source: 2006/07 Operating Budget, page 239, Park and Ride Operations Fund, EN078 ENG100707

ADDITIONAL INFORMATION:

Nationwide has negotiated to purchase from William C. Knapp, L.C. the block bounded by Mulberry, Cherry, 12th and 13th Street for redevelopment with a parking garage to serve the planned expansion of its downtown campus. William C. Knapp, L.C. is willing to sell the block to Nationwide only if it is able to sell the two adjacent parking lots that it owns at 1212 Cherry Street and 1216 Mulberry Street.

These parcels will be added to contiguous City-owned land immediately to the west and south. The existing City-owned land has been identified as a potential future park and ride site. By utilizing Park and Ride funds, the new acquisition parcels will also be restricted to transit intermodal use. If the parcels are used for another purpose by the City or a private developer, the Park and Ride account will be reimbursed. The City anticipates taking possession of these lots on June 1, 2007.

PREVIOUS COUNCIL ACTION(S):

Date: May 8, 2006

Roll Call Number: 06-950

Action: Approving Urban Renewal Development Agreement with Nationwide Mutual Insurance Company and Preliminary Development Plan for addition to the existing Nationwide office building. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

REFERENCE MAP:

The two subject parcels are represented by the crosshatched rectangles below.