

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	May 18, 2009
	Agenda Item No. 24 Roll Call No. <u>09-</u> Communication No. <u>09-302</u> Submitted by: Matthew A. Anderson, Economic Development Administrator	

AGENDA HEADING:

Resolution approving environmental covenants for the public rights-of-way in the former Pittsburg-Des Moines Steel site.

SYNOPSIS:

The Declaration of Restrictive Covenants will allow Hubbell Terminal Company and the City to obtain a No Further Action Certificate from the Iowa Department of Natural Resources (IDNR) governing the use of the street right-of-way for the proposed construction of SW 11th Street, Murphy Street and DART Way in the River Point West redevelopment area. This land was once the location of Pittsburgh Des Moines Steel. Hubbell Terminal Corporation (Rick Tollakson, President, 6900 Westown Parkway, West Des Moines, Iowa 50266) completed environmental remediation efforts on the land and conveyed the right-of-way to the City.

IDNR will not issue the No Further Action Certificate unless a declaration is recorded, placing certain restrictions on the land use. The declaration includes restrictions on residential use, child care facilities, and drinking wells on the right-of-way.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

SW 11th Street, Murphy Street, and DART Way improvements represent the first phase of infrastructure improvements in the Riverpoint West development area. The improvements will facilitate Hubbell’s redevelopment of the Pittsburgh-Des Moines site for office/flex space, and Sherman Associates’ commercial and residential development of the eastern portion of the Riverpoint West area.

PREVIOUS COUNCIL ACTION(S):

Date: May 19, 2008

Roll Call Number: 08-935, 08-936, 08-937

Action: Supplemental Development Agreement with River Point West LLC, Hubbell Realty Company and Hubbell Terminal Corporation for construction of SW 11th and Murphy Street improvements in conjunction with Riverpoint West and former Pittsburgh DSM Steel redevelopment projects. (Council Communication No. 08-304) Moved by Hensley to adopt. Motion Carried 7-0.

(A) Approve and accept real estate documents for extension of SW 11th Street and Murphy Street. Moved by Hensley to adopt. Motion Carried 7-0.

(B) First Amendment to Urban Renewal Development Agreement with Hubbell Realty Company and Hubbell Terminal Corporation. (Council Communication No. 08-312

) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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