

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	July 13, 2009
	<b>Agenda Item No.</b> 27 <b>Roll Call No.</b> <u>09-</u> <b>Communication No.</b> <u>09-492</u> <b>Submitted by:</b> Matthew Anderson, Economic Development Administrator	

**AGENDA HEADING:**

Set date of public hearing to correct legal description for Disposition Parcel No. 28A (south of Thompson Avenue to E. Jefferson Avenue on De Wolf Street) in the Guthrie Avenue Business Park Urban Renewal Area.

**SYNOPSIS:**

By Roll Call No. 09-678, dated April 20, 2009, City Council gave final approval to an Urban Renewal Development Agreement with Doll Distributing, Mark Doll, CEO, 815 South Branch, Waukee, Iowa 50263, to redevelop City-owned Disposition Parcel No. 28A in the Guthrie Avenue Business Park, and approved conveyance of said parcel to Doll Distributing. An incorrect legal description for the parcel was included in the roll call, which needs to be amended before the property can be formally conveyed.

The Council is requested to set public hearing for July 27, 2009, correcting the legal description in the following documents:

- 1.) Urban Renewal Development Agreement with Doll Distributing
- 2.) Declaration of Covenants
- 3.) Special Warranty Deed

**FISCAL IMPACT:**

Amount: The developer will purchase disposition parcel No. 28A at fair market value for \$74,250.

Funding Sources: Land sale proceeds from Doll Distributing to be re-deposited in the Guthrie Avenue Urban Renewal Area, FY10 Operating Budget, Fund GE001, Org CMO100000, Project URR012, page 47.

**ADDITIONAL INFORMATION:**

Doll Distributing (formerly Nesbit) has been located at 1901 De Wolf Street in the Guthrie Avenue Business Park since 1999. The selection of their current site was motivated in large part by the direct access to rail. Rail is no longer a means of transporting their products, so the company was left with a critical decision to make regarding their future. The ability to add to their current 135,000 square foot facility and enhance their freight operations has solidified their decision to remain in Guthrie Avenue Business Park, and within the City of Des Moines.

The total estimated cost of building construction and site preparation is \$1.8 million. The land will be sold for an estimated \$74,250.

**PREVIOUS COUNCIL ACTION(S):**

Date: April 20, 2009

Roll Call Number: 09-678

Action: On Urban Renewal Development Agreement with Doll Distributing LLC and conveyance of Disposition Parcel No. 28A in the Guthrie Avenue Business Park Urban Renewal Area. (Council Communication No. 09-228) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date : February 23, 2009

Roll Call Number: 09-291

Action: Accepting Developer-initiated Redevelopment Proposal from Doll Distributing, LLC to redevelop Disposition Parcel No. 28A (South of Thompson Avenue to E. Jefferson Avenue on DeWolf Street) in the Guthrie Avenue Business Park Urban Renewal Area. (Council Communication No. 09-081) Moved by Hensley to adopt. Motion carried 7-0.

**BOARD/COMMISSION ACTION(S):** Urban Design Review Board

Date: December 16, 2008

Roll Call Number: N/A

Action: Urban Design Review Board approved minimum development requirements and competitive criteria for disposition of property in Guthrie Avenue Business Park.

Date: December 2, 2008

Roll Call Number: N/A

Action: Urban Design Review Board approved preliminary design for Doll Distributing redevelopment.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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