



# Council Communication

Office of the City Manager

Date

August 10, 2009

Agenda Item No. 31  
Roll Call No. 09-  
Communication No. 09-561  
Submitted by: Matt Anderson,  
Economic Development Administrator

## AGENDA HEADING:

Resolution to approve minimum development requirements and competitive criteria and authorize notice of public hearing of the City's intent to accept the developer-initiated proposal from the World Food Prize Foundation (WFPF), Kenneth Quinn, President, Suite 1700, 666 Grand Ave., Des Moines, IA 50309, for the long-term lease of Disposition Parcel No. 01-01/Metro Center Urban Renewal Area if no other competing proposal is received.

## SYNOPSIS:

This City-owned property at 100 Locust Street served as the central library from 1903 until its closure in 2006. The Council had previously indicated its interest in working with the non-profit WFPF once the library moved to its new building.

The WFPF has now made a developer-initiated proposal for the long-term lease of the property. WFPF proposes extensive exterior and interior rehabilitation of the building for use as Dr. Norman E. Borlaug Hall of Laureates for meetings, educational functions and similar activities, and the conversion of the adjacent surface parking lot to public gardens.

Recommend approval of:

- receipt of the WFPF developer-initiated development proposal.
- the terms and conditions that must be met by any competing proposal.
- referral of the WFPF proposal to the Urban Design Review Board and Landmark Review Board for their recommendations.
- September 28, 2009 as the public hearing to receive comment on City's intent to enter into this 50-year lease, with an option for an additional 50 year term, with the WFPF if no other proposal is received and authorize newspaper notice of the public hearing

## FISCAL IMPACT: NONE

Amount: NA

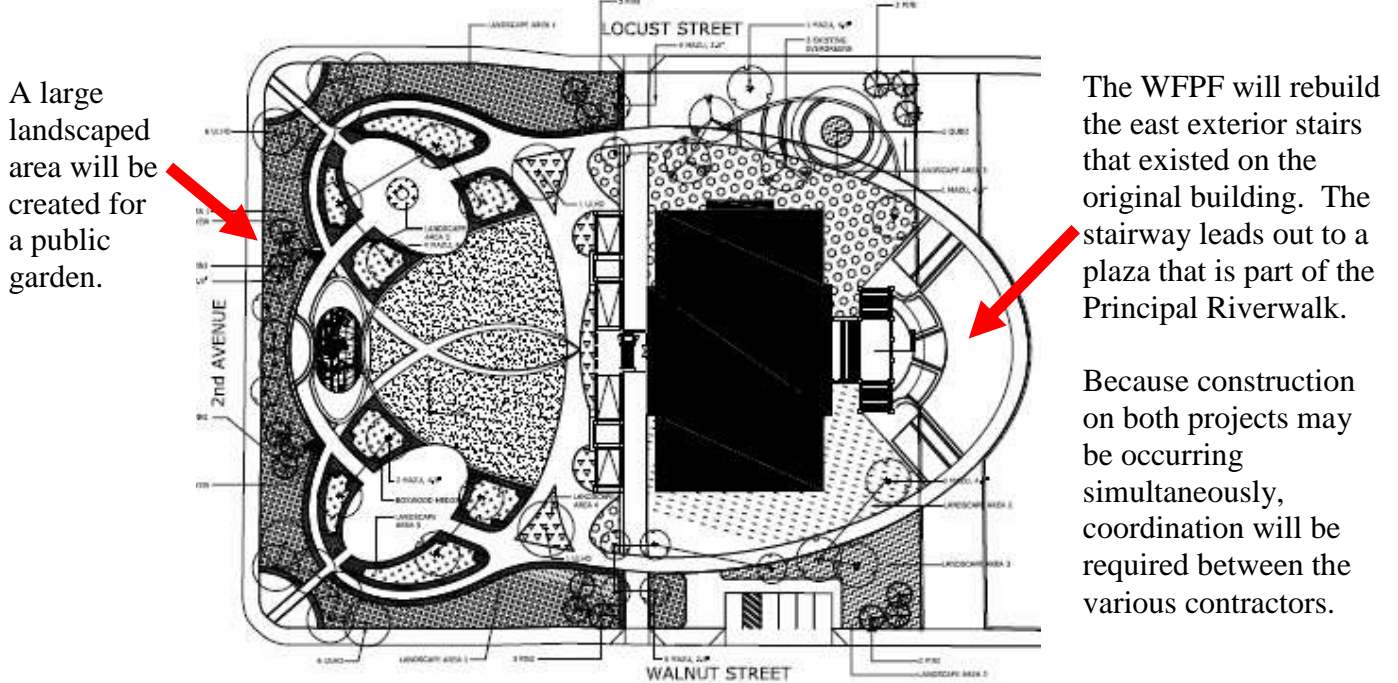
Funding Sources: NA

## ADDITIONAL INFORMATION:

Because this building is listed on the National Register of Historic Places and has received federal funding through the Save America's Treasures program, the construction and rehabilitation work on the building must be approved by the U. S. Department of the Interior with the State of Iowa's State Historic

Preservation Office’s (SHPO) concurrence. The developer has worked closely with SHPO and has received general concurrence on the proposed interior and exterior work.

The work is divided into several phases with completion to occur by 2012. The initial items being undertaken are to secure the building’s exterior shell with roof and exterior wall repair.



Estimated costs for the first and second phases of work are about \$24 million and have been provided by the lead project architect (Scott Allen, AIA, RDG Planning and Design of Des Moines) are:

<i>Phase</i>	<i>Major Work to be Done</i>	<i>Total Estimated Costs (hard and soft costs)</i>
I	New roof and skylights, masonry repointing, eastern stairway, and new window sashes	\$4.5 million
II	New mechanical, electrical, sprinkler and plumbing systems, new elevator, restoration of murals and interior finishes, landscaping and gardens	\$19.5 million
Future	Additional refinements to interior space and exterior landscaping as funding permits. These items will be subject to City review and approval.	\$ 5.9 million

The WFPF has provided, as substantiation of its ability to undertake this project, the following confirmations of funding totaling about \$24 million from the following sources:

- Polk County: \$5 million
- Save America’s Treasures (U. S. Dept. of the Interior): \$298,000
- U. S. Institute of Museum and Library Services: \$2,979,600
- Individual Contributions: \$ 5,570,100
- Corporate and Foundation: \$8,287,000
- Vision Iowa: \$2 million\*

\*The Vision Iowa program awarded up to \$2 million in June 2009; the actual award is based on a dollar-for-dollar match of private funds to be raised by the WFPP; as of late July, WFPP has raised almost \$1.7 million of the required match and anticipates receiving the entire \$2 million by the December 2009 deadline.

The City is leasing the property for \$1 in consideration of the lease contractual requirements. These requirements are specifically detailed in the lease agreement; major requirements the WFPP must meet include:

- the interior and exterior restoration of the building must be in conformance with federal and state historical standards,
- complete responsibility for building maintenance and repair as well as maintaining sufficient insurance coverage;
- removal of the existing surface parking and replacement with landscaping, and
- an agreement detailing public access to the educational facility and museum, public meeting spaces and other areas of public use, the hours for public use, and the administration and regulations respecting public use.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: July 27, 2009

Roll Call Number: 09-1340

Action: Authorizing consent to conservation easement agreement for preservation of the old central library building between World Food Prize Foundation and Historical Division of the Iowa Department of Cultural Affairs. (Council Communication No. 09-510) Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 23, 2003

Roll Call Number: 03- 1531

Action: Authorizing Mayor to sign project information application form for \$300,000 Save America's Treasures Grant for architectural planning and design for proposed World Food Prize Center in the old library building, in vicinity of 100 Locust Street. SPONSOR: Vlassis. Moved by Vlassis to adopt. Motion Carried 4-2. Absent: Daniels and Cownie. Council Member Brooks declares a conflict of interest and abstains from voting.

Date: April 22, 2002

Roll Call Number: 02-1050

Action: Adding Section 26-113(e) to the Municipal Code regarding waiver of permit fees by the City Council, for projects in the Metro Center Urban Renewal Project Area, (State Vision Iowa Program Funded Projects). Moved by Vlassis that this ordinance do now pass, #14,076. Motion Carried 6-1. Nays: Brooks

Date: March 18, 2002

Roll Call Number: 02-760

Action: On resolution to deny Local Landmark designation for 2 buildings, (continued from February 4, 2002): WITHDRAWN 02-759 (B) Public Library of Des Moines, 100 Locust Street. (1) ALTERNATE RESOLUTION: To approve. Moved by Hensley to adopt and approve the Landmark nomination. Motion Carried 5-1. Nays: Coleman. Council Member Brooks declares a conflict of interest, and abstains from voting.

Date: October 22, 2001

Roll Call Number: 01-3224

Action: On Proposed Fifth Amendment to Urban Renewal Plan for Metro Center Urban Renewal Project, to incorporate Vision Iowa Projects located in downtown. (Council Communication No. 01-537). Moved by Hensley to adopt. Motion Carried 4-3. Nays: Flagg, McPherson and Brooks.

Date: October 8, 2001

Roll Call Number: 01-3105

Action: Resolution directing staff to assist Vision Iowa Development projects within Metro Center Urban Renewal Project Area. (Council Communication No. 01-503). Moved by Hensley to adopt. Motion Carried 6-1. Nays: Brooks.

### **BOARD/COMMISSION ACTION(S):**

Date: July 14, 2009

Roll Call Number: N/A

Action: Des Moines Riverfront Development Authority, by consensus, indicated their full support for this project and requested there be pro-active coordination with the Principal Riverwalk construction occurring concurrently on the adjacent property.

### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

August 18<sup>th</sup>:

- Urban Design Review Board to review the development proposal and make recommendation to the City Council.
- Landmark Review Board to review plans for conformity to SHPO historic standards and local landmark designation with recommendation to the Council on issuing a "Certificate of Appropriateness"

September 25<sup>th</sup>

- Receipt of any competing development proposals by Urban Design Review Board

September 28<sup>th</sup>

- Council to hold public hearing on development proposal and acts on execution of lease
- Council to act on issuance of “Certificate of Appropriateness”

Date to be determined

- When the WFPF completes required urban renewal agreement conditions such as obtaining a building permit and evidence of financing as required by Section 102, the lease term then starts with the WFPF taking physical possession of the property. WFPF intends to complete these items, which are subject to Council approval, as quickly as possible and as close to the September 28, 2009 Council meeting as possible.

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