

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	December 21, 2009
	Agenda Item No. 29A Roll Call No. <u>09-</u> Communication No. 09-884 Submitted by: Matthew Anderson, Economic Development Administrator	

AGENDA HEADING:

Resolution approving Issuance of Certificate of Completion for Doll Distributing, LLC in the Guthrie Avenue Urban Renewal Area.

SYNOPSIS:

Doll Distributing, LLC (Mark Doll, CEO, 815 South Branch, Waukee, Iowa 50263) has submitted documentation required to demonstrate completion of their development project located at 1901 De Wolf Street which consisted of an expansion to their existing facility.

The Urban Renewal Development Agreement with Doll Distributing, LLC requires a certificate of completion to be issued by the City Council. The Office of Economic Development has reviewed the project and has confirmed the terms of the Agreement have been satisfied.

FISCAL IMPACT:

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

Funding Sources: Land sales proceeds from Doll Distributing to be re-deposited in the Guthrie Avenue Urban Renewal Area account URR012.

ADDITIONAL INFORMATION:

The Development Agreement approved by the City Council on April 20, 2009 anticipated the redevelopment of Disposition Parcel No. 28A in the Guthrie Avenue Business Park and the conveyance of said parcel to Doll Distributing, LLC. Issuance of the Certificate of Completion certifies the Developer’s compliance with the construction obligations provided for in the Development Agreement.

Doll Distributing (formerly Nesbit) has been located at 1901 De Wolf in the Guthrie Avenue Business Park since 1999. The selection of this 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 by acquiring Disposition Parcel 28A solidified their decision to remain in Guthrie Avenue Business Park and within the City of Des Moines.

PREVIOUS COUNCIL ACTION(S):

Date: July 27, 2009

Roll Call Number: 09-1381

Action: On Amendment of Urban Renewal Development Agreement, Declaration of Covenants and Special Warranty Deed for conveyance of Disposition Parcel 28A in Guthrie Avenue Business Park to Doll Distributing (to amend legal description). (Council Communication No. 09-514) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: July 13, 2009

Roll Call Number: 09-1217

Action: On Amendment of Urban Renewal Development Agreement, Declaration of Covenants and Special Warranty Deed for conveyance of Disposition Parcel 28A in Guthrie Avenue Business Park to Doll Distributing (to amend legal description), (7-27-09). (Council Communication No. 09-492) Moved by Kiernan to adopt. Motion Carried 7-0.

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):

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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