

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 24, 2013
	Agenda Item No. 26 Roll Call No. [] Communication No. <u>13-342</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Communication from the Office of Economic Development to receive and file Letters of Interest on City owned property in the SE Agribusiness Urban Renewal Project Area at SE 15th Street and East Martin Luther King, Jr. Parkway and refer to City Manager to Develop Minimum Requirements and Competitive Criteria to receive proposals for land sale and development.

SYNOPSIS:

Letters of interest have been submitted to the City Manager from Omaha Transloading (Steve Braithwaite, President CEO, 115 Hickory Street, Omaha, NE, 68108), Merchant’s Distribution Service (Greg A. Dickinson, 1420 11th Avenue NE, Altoona, Iowa 50009), Progressive Rail, Inc. (David Fellon, President, 21778 Highview Avenue, Lakeville, MN 55044) and Burlington Junction Railway (Steven S. Hoth, President, 200 Jefferson Street, P.O. Box 982, Burlington, Iowa 52601) for property located at SE 15th Street and East Martin Luther King, Jr. Parkway. The property was formerly part of Carroll Auto Salvage and was acquired by the City in conjunction with the S.E. Connector roadway project.

Recommend to receive and file letters of interest and direct City Manager to proceed with development of appropriate requirements and criteria for the redevelopment of the property and to coordinate a Request for Proposals (RFP) process to receive formal qualified submittals for the redevelopment of the property.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The Office of Economic Development has been in communication with four (4) companies and several rail lines following discussion of the potential for a transloading facility in the Metro Area at the Metropolitan Planning Authority (MPO) Freight Roundtable. The Freight Roundtable was created in 2004 to more aggressively pursue freight issues in Central Iowa, ensuring that the area is economically competitive in the regional, national and global markets. Attendees include representatives from a variety of industrial businesses, rail and freight networks, logistics and distribution companies, and others involved in the production, movement and distribution of goods.

The property is located at the north side of the planned alignment of the SE Connector (East Martin Luther King, Jr. Parkway, proximate to multiple existing rail lines. The proximity of rail has brought the property to the forefront as a site of interest for a potential transloading facility. Transloading by

definition provides for the movement of products and materials from one mode of transportation to another.

A staff committee will be formed of members of various departments to evaluate the property's potential for redevelopment and to provide recommendation to the City Manager on minimum development requirements, competitive criteria and determining fair market value for the property.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Return to City Council with recommendations for the property and the RFP process.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.