

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	February 23, 2015
	Agenda Item No.	27
	Roll Call No.	<u>15-0312</u>
	Communication No.	<u>15-076</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING

Resolution approving Issuance of Certificate of Completion and Release of Good Faith Deposit to 425 East Grand, LLC for the relocation of Norden Hall Rowhouse at 425 East Grand Street (Disposition Parcel No. 02-2a) - Metro Center Urban Renewal Area.

SYNOPSIS

The Urban Renewal Agreement for Sale of Land for Private Redevelopment with 425 East Grand, LLC (Jake Christensen, Manager, 506 3rd Street, Suite 200, Des Moines, IA.) requires a Certification of Completion to be issued and return of the good faith deposit upon completion of the project in conformance with the City Council approved conceptual plans. In addition, the second and final payment of the economic development grant is to be paid upon City Council approval of the Certificate of Completion.

FISCAL IMPACT

Amount: \$45,000

Funding Source: Economic Development Enterprise Account, SP743-CMOO980717-480060 for receipt of land sales proceeds and funding of economic development grant.

ADDITIONAL INFORMATION

In September 2013, City sold property located at 425 East Grand Avenue to 425 East Grand, LLC for the relocation and renovation of the historic Norden Hall Rowhouse. The structure, which was located on State of Iowa owned property at 709 East Locust Street, was to be demolished unless it was relocated.

The building was moved to the site in October 2013 and the building renovations for commercial use on the first and second floors were undertaken in 2014. The developer has requested the Certificate of Completion by notifying City in writing that it has completed the project and has furnished the City with the project architect's "Certificate of Substantial Completion" for the project.

PREVIOUS COUNCIL ACTION(S)

Date: August 26, 2013

Roll Call Number: [13-1359](#)

Action: Items regarding Norden Hall relocation: ([Council Communication No. 13-442](#))

- (A) [Hearing](#) on Urban Renewal Agreement for Sale of Land for Private Redevelopment to 425 East Grand LLC, to develop Disposition Parcel No. 02-02A (425 E. Grand) in the Metro Center Urban Renewal Project. Moved by Meyer to adopt. Motion Carried 7-0.
- (B) [Approving](#) Conceptual Development Plan and execution of a Special Warranty Deed to 425 East Grand LLC. Moved by Meyer to adopt. Motion Carried 7-0.
- (C) [Issuing](#) a Conditional Certificate of Appropriateness for relocation of Norden Hall from 709 E. Locust Street terminating the designation of 709 E. Locust as a Local Landmark, and designating 425 E. Grand as a Local Landmark upon relocation to that address. Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 29, 2013

Roll Call Number: [13-1236](#), [13-1237](#) and [13-1238](#)

Action: On items regarding Norden Hall relocation:

- A) [Approving](#) Termination Agreement – Urban Renewal Agreement for Sale of Land for Private Redevelopment with 425 E. Grand Avenue, LLC Disposition Parcel No. 02-02A (425 E. Grand Avenue) – Metro Center Urban Renewal Project. Moved by Meyer to adopt. Motion Carried 7-0.
- B) [Accepting](#) Developer-Initiated Development Proposal from 425 East Grand, LLC to develop Disposition Parcel No. 02-02A (425 E. Grand Avenue) in the Metro Center Urban Renewal Area, approving minimum requirements and setting date of hearing on competitive process for development and notice of intent to accept proposal for sale and development, (8-26-13). ([Council Communication No. 13-389](#)) Moved by Meyer to adopt. Motion Carried 7-0.
- C) [Setting](#) date of hearing on issuance of a Conditional Certificate of Appropriateness for the relocation of Norden Hall from 709 E. Locust Street, terminating the designation of 709 E. Locust Street as a local landmark and designating 425 E. Grand Avenue as a local landmark upon relocation to that address, (8-26-13). Moved by Meyer to adopt. Motion Carried 7-0.

Date: June 24, 2013

Roll Call Number: [13-1047](#), [13-1048](#) and [13-1049](#)

Action: [Issuing](#) a Conditional Certificate of Appropriateness for the relocation of Norden Hall, from 709 E. Locust, terminating the designation as a Local Landmark and designating 425 E. Grand Avenue as a Local Landmark upon relocation to that address. ([Council Communication No. 13-333](#)) Moved by Meyer to adopt. Motion Carried 7-0.

- (A) [Approving](#) Urban Renewal Agreement for Sale of Land for Private Redevelopment with 425 East Grand, LLC to develop Disposition Parcel No. 02-02A (425 E. Grand Avenue) in the Metro

Center Urban Renewal Project. ([Council Communication No. 13-339](#)) Moved by Meyer to adopt. Motion Carried 7-0.

- (B) [Approving](#) Conceptual Development Plan and execution of Special Warranty Deed to 425 East Grand, LLC. Moved by Meyer to adopt. Motion Carried 7-0.

Date: May 20, 2013

Roll Call Number: [13-0832](#) and [13-0833](#)

Action: [On](#) application from the State of Iowa for a Certificate of Appropriateness for the demolition of Norden Hall, 709 E. Locust Street, and to continue to June 24, 2013 at 5:00 PM and setting date of hearing on June 24, 2013 at 5:00 PM on the designation of 425 E. Grand Avenue as a local landmark upon the relocation of Norden Hall at that address. ([Council Communication No. 13-270](#)) Moved by Meyer to adopt. Motion Carried 7-0.

- (A) [Accepting](#) Developer-Initiated Development Proposal from 425 East Grand, LLC, to develop Disposition Parcel No. 02-02A (425 E. Grand Avenue) in the Metro Center Urban Renewal Project, and approving minimum requirements and competitive process for development and notice of intent to accept proposal for sale and development. Moved by Meyer to adopt. Motion Carried 7-0.

Date: May 6, 2013

Roll Call Number: [13-0711](#)

Action: [Authorize](#) voluntary acquisition of 409 E. Grand Avenue from Christensen Development, \$140,000. ([Council Communication No. 13-233](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: October 8, 2001

Roll Call Number: 01-3010

Action: Authorizing acquisition of property located at 425 E. Grand Avenue in Eastern Gateway from Neighborhood Improvement Corporation in the amount of \$258,460 plus closing costs of \$1,758.89. Moved by McPherson to adopt. Motion Carried 6-1. Nays: Flagg.

BOARD/COMMISSION ACTION(S)

Board: Urban Design Review Board

Date: August 6, 2013

Action: The Board recommended approval of the revised final conceptual design for the site.

Board: Local Landmark Review Board

Date: July 30, 2013

Action: The Board recommended re-designation as a Local Landmark for the structure and its revised development plans when it is moved to 425 E. Grand Avenue.

Board: Urban Design Review Board

Date: June 18, 2013

Action: The Board recommended approval of the final conceptual design for the site.

Board: Local Landmark Review Board

Date: June 18, 2013

Action: The Board recommended re-designation the structure as a Local Landmark when it is moved to its new location.

Board: Plan and Zoning Commission

Date: June 20, 2013

Action: The Commission will receive the Landmark Review Board recommendation from its June 18, 2013 meeting; the Commission's recommendation on Local Landmark status will be sent to the City Council under separate cover. In addition, the Commission will also review the site plan for 425 East Grand Ave.; the Commission's recommendation on Local Landmark status will be sent to the City Council under separate cover.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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