

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	August 10, 2015
	<b>Agenda Item No.</b>	<b>20</b>
	<b>Roll Call No.</b>	<b><u>15-1353</u></b>
	<b>Communication No.</b>	<b><u>15-450</u></b>
	<b>Submitted by:</b>	<b>Matthew A. Anderson, Assistant City Manager</b>

**AGENDA HEADING:**

Resolution to receive and file a proposal from Hurd Land Company, LLC to purchase land and refer to the City Manager for further review and negotiation.

**SYNOPSIS:**

Hurd Land Company, LLC (Richard Hurd, Manager, 2000 Fuller Road, West Des Moines, Iowa 50265) has submitted a letter of interest to purchase City owned land at 849 Army Post Road. The property is proposed to be assembled with land already owned by the company at 6305 SW 9<sup>th</sup> Street and 812 Lally Street to create a larger retail development parcel.

The City acquired the 849 Army Post Road site in July 2013 for the purpose of facilitating its redevelopment. The location has been a high priority site for southside neighborhoods and business owners, including the Friends of SW 9<sup>th</sup> and the SW 9<sup>th</sup> Merchants Association.

Terms of an agreement with Hurd Land Company, LLC will be brought back for City Council review at a later meeting.

**FISCAL IMPACT:**

Amount: To be determined. The land will be sold at fair market value and an up-front economic development grant will be proposed to assist the development.

Funding Source: The grant will be funded from a portion of the land sale proceeds and net land sale proceeds will be deposited into the General Fund.

**ADDITIONAL INFORMATION:**

The City began working with Clear Channel Outdoor (Iowa Division, Jason Pomrenke, 4131 109<sup>th</sup> Street, Urbandale, IA 50322) and Hurd Land Company LLC in 2008 in effort to facilitate redevelopment of 849 Army Post Road and adjacent properties. With the 2013 City acquisition, all hard surfaces, underground tanks, monitoring wells and other remnants of prior uses were addressed or removed by the prior owner, and grading and seeding were completed on the site.

Hurd Land Company, LLC has been conducting additional work to clear and prepare adjacent properties to move forward with acquisition and development of 849 SW 9<sup>th</sup> Street. A significant action by the company was the removal of the former Mama Lacona’s building north of the 849 Army Post site. Hurd Land Company, LLC plans to market the assembled properties to retail tenants, which

is the primary market for the company. They have worked for several decades to establish multiple successful retail development sites throughout the City and the Metro Area, including SE 14<sup>th</sup> Street and most recently began significant work on Ingersoll Avenue.

**PREVIOUS COUNCIL ACTION(S):**

Date: July 15, 2013

Roll Call Number: [13-1158](#)

Action: [Real](#) Estate Property Exchange and Grant Agreement with Clear Channel Outdoor, Inc. and authorizing acquisition of property at 849 Army Post Road. ([Council Communication No. 13-376](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 25, 2011

Roll Call Number: [11-1327](#)

Action: [Receive](#) request from Clear Channel Outdoor to consider the City's acquisition of property at 849 Army Post Road. Sponsor: Meyer. Moved by Meyer to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

The Office of Economic Development and the Engineering Real Estate Division will work with Hurd Land Company LLC on terms of agreement to be brought back to City Council.

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](mailto:cityclerk@dmgov.org).