

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 28, 2015
	Agenda Item No.	54A
	Roll Call No.	<u>15-1646</u>
	Communication No.	<u>15-519</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Resolution approving final terms of agreement with Doll Distributing, LLC, 1901 De Wolf Street (Guthrie Avenue Business Park Urban Renewal Area).

SYNOPSIS:

On August 10, 2015, by Roll Call No. 15-1354, City Council approved preliminary terms of agreement with Doll Distributing, LLC (Mark Doll, CEO, 815 South Branch Waukee, Iowa 50263) for the purchase of City-owned land in the Guthrie Avenue Business Park Urban Renewal Area. The property is located south of Thompson Avenue to E. Jefferson Avenue on De Wolf Street. The company is planning to expand their existing operations at 1901 De Wolf Street, providing additional space for truck circulation to enhance their freight based distribution operations. The land purchased from the City will provide for meeting open space requirements for the expansion work.

City Council is requested to approve final terms of the development agreement with Doll Distributing for the land purchase and expansion project, which was approved by the Urban Design Review Board on August 11, 2015.

FISCAL IMPACT:

Amount: The Company will purchase City-owned land at fair market value for an estimated \$66,908.70, which is based upon fair market value of \$1.35 per square-foot by 49,562-square-feet. A Good Faith Deposit was provided in the amount of \$6,690.87 with the submission of the Urban Renewal Development Agreement. At the time of closing, the developer will receive credit for the Good Faith Deposit, credit for the lowest of three (3) bids received for survey of the property, and credit for moving the soil stockpile currently located on the property.

Funding Source: Land sales proceeds from Doll Distributing, LLC to be re-deposited in the Guthrie Avenue Urban Renewal Area.

ADDITIONAL INFORMATION:

Doll Distributing employs 200 people in the City of Des Moines and approximately 300 people in total. The Guthrie Avenue Business Park site at 1901 De Wolf Street serves as the company's corporate headquarters. The purchase of land will provide additional ability for the company to enhance their truck circulation and loading/unloading activities.

The total estimated cost of site preparation and development for the currently proposed project is \$500,000. The land will be sold for an estimated \$66,908.70, with a Good Faith Deposit in the amount of \$6,690.87 provided with the submission of the Urban Renewal Development Agreement. At the time of closing, the developer will receive credit for the Good Faith Deposit, credit for the lowest of three (3) bids received for survey of the property, and credit for moving the soil stockpile currently located on the property. Construction is proposed to begin in fall 2015 and will be completed by December 30, 2015.

PREVIOUS COUNCIL ACTION(S):

Date: August 10, 2015

Roll Call Number: [15-1354](#)

Action: [Authorizing](#) the City Manager to negotiate agreement based on preliminary terms with Doll Distributing, LLC, 1901 De Wolf Street (Guthrie Avenue Business Park). ([Council Communication No. 15-433](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 21, 2009

Roll Call Number: [09-2292](#)

Action: Issuance of Certificate of Completion for the following:

(A) [Doll](#) Distributing LLC for improvements in the Guthrie Avenue Urban Renewal Area.

([Council Communication No. 09-884](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: April 20, 2009

Roll Call Number: [09-0678](#)

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: [09-0291](#)

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):

Board: Urban Design Review Board

Date: August 11, 2015

Resolution Number: N/A

Action: A consensus of the members present recommend preliminary and final approval of the land purchase and business expansion.

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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