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|  <p style="text-align: center;">Council Communication Office of the City Manager</p> | Date: | October 26, 2015 |
| | Agenda Item No. | 51 |
| | Roll Call No. | <u>15-1815</u> |
| | Communication No. | <u>15-557</u> |
| | Submitted by: | Matthew A. Anderson, Assistant City Manager |

AGENDA HEADING:

Hearing on the proposed purchase of City-owned property at 849 Army Post Road by Hurd Quality, LLC pursuant to development agreement for commercial redevelopment.

SYNOPSIS:

On August 10, 2015, by Roll Call No. 15-1353, City Council approved to receive and file a proposal from Hurd Land Company, LLC (Richard Hurd, Manager, 2000 Fuller Road, West Des Moines, Iowa 50265) for the purchase and commercial redevelopment of City-owned land at 849 Army Post Road. The entity name is now Hurd Quality, LLC.

The Office of Economic Development has negotiated final terms of a development agreement with Hurd Quality, LLC for the purchase of the property for \$260,000, with a \$40,000 Economic Development Grant to be paid at the time of closing on the property from land sale proceeds. Pursuant to City Council direction, the remaining proceeds will be deposited in a fund designated for SW 9th Street Revitalization efforts.

FISCAL IMPACT:

Amount: \$260,000 Revenue; \$40,000 Economic Development Grant.

Funding Source: Land sale proceeds.

ADDITIONAL INFORMATION:

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 9th and the SW 9th Merchants Association.

Hurd Quality, LLC has been conducting additional work to clear and prepare adjacent properties to move forward with acquisition and development of 849 Army Post Road. These properties will be assembled for redevelopment. The company plans to have a site plan submitted for the property in 2016.

PREVIOUS COUNCIL ACTION(S):

Date: August 10, 2015

Roll Call Number: [15-1353](#)

Action: [Receive](#) and file proposal to purchase City-owned property at 849 Army Post Road for redevelopment with 6305 SW 9th Street and 812 Lally Street and to direct the City Manager to negotiate preliminary terms of agreement with Hurd Land Company, LLC. ([Council Communication No. 15-450](#)) Moved by Gatto to receive and file the communication, and to direct the City Manager to negotiate preliminary terms of a development agreement with Hurd Land Company, LLC; and to direct that the proceeds be placed into a special account set up for SW 9th Street Revitalization. Motion Carried 7-0.

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: NONE

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