

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	April 25, 2016
	<b>Agenda Item No.</b>	<b>56</b>
	<b>Roll Call No.</b>	<b><u>16-715</u></b>
	<b>Communication No.</b>	<b><u>16-206</u></b>
	<b>Submitted by:</b>	<b>Matthew A. Anderson, Assistant City Manager</b>

**AGENDA HEADING:**

Approving Memorandum of Understanding (MOU) with the United States General Services Administration (GSA) for actions related to the development of a new federal courthouse in Des Moines.

**SYNOPSIS:**

The GSA is in the process of selecting a site for a new Federal Courthouse and has approached the City for assistance with site analysis. This is a role the City frequently plays with businesses and developers who have specific location criteria.

The GSA follows a very detailed disposition process for disposition of existing Federal facilities. The federal process could allow the City of Des Moines to acquire the Historic Courthouse through a GSA public benefit conveyance (PBC) process. This MOU outlines that process including the due diligence the City will need to undertake before determining if it is in the City’s best interest to acquire the existing facility. The Historic Courthouse could potentially be utilized for City government use, educational uses, or and private adaptive re-use. The City may serve the role of “sponsor” and convey the property to a private entity for redevelopment.

**FISCAL IMPACT: NONE**

There is no direct fiscal impact associated with approval of the MOU. City staff resources will be directed toward working with GSA officials to analyze potential sites. If City-owned sites or right-of-way are contemplated for site assembly any associated costs with that decision will be presented to City Council for consideration.

Examination of the reuse of the Historic Courthouse will likely require the consulting services of a third party consultant(s). Such action will be presented to City Council for later consideration if necessary.

**ADDITIONAL INFORMATION:**

Federal Courts facilities are currently located in the Historic Courthouse at 123 East Walnut Street and in leased space in an annex building at 218 East 2<sup>nd</sup> Street. Programming for a replacement facility will require 3 – 5 acres of land for a building of approximately 230,000 square feet.

The GSA’s approximate schedule is as follows.

- March 30, 2017 – Site identification

- December 31, 2018 – Site acquisition
- Spring, 2019 – Commence construction
- Spring, 2022 – Occupy new facility and transfer ownership of the Historic Courthouse

Through the terms of the MOU, City staff will work with GSA to examine potential sites and analyze the appropriate reuses of the Historic Courthouse. The outcomes of both processes is be presented for City Council review on an ongoing basis.

**PREVIOUS COUNCIL ACTION(S): NONE**

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Potential consulting services agreement(s) for Historic Courthouse reuse due diligence.
- Further Council discussion and actions related to Historic Courthouse acquisition and reuse.

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