

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 3, 2017
	Agenda Item No. 25 Roll Call No. <u>17-0589</u> Communication No. <u>17-341</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approving addendum to operating agreement between the City of Des Moines and the Ingersoll Grand SSMID authorizing the Ingersoll Grand SSMID to procure services for survey, preliminary/conceptual design, construction phasing and cost estimates related to construction of Ingersoll Streetscape from MLK Jr. Parkway to 28th Street and reconstruction of Ingersoll Avenue from MLK Jr. Parkway to 31st Street.

SYNOPSIS:

Staff recommends approval of the addendum to the operating agreement between the City of Des Moines and Ingersoll Grand SSMID.

FISCAL IMPACT:

Amount: Not to exceed \$219,187.50.

Funding Source: Not to exceed \$21,918.75 by Ingersoll Grand SSMID (S864 ND410754); not to exceed \$197,268.75 by Economic Development Enterprise Account (S743 CMO25033) to be reimbursed in FY 2019 by Ingersoll Grand TIF (S347 ND408712).

ADDITIONAL INFORMATION:

- The Ingersoll and Grand Avenue Revitalization Strategy was approved as a reference document for the City’s Comprehensive Plan on August 13, 2012. The strategy document provides contextual basis for reviewing plans and improvements in the planning area. The plan identified a strategy to expand the Ingersoll Grand SSMID District, to adopt an Ingersoll and Grand Avenue Urban Renewal Plan, and to redevelop key parcels along the Ingersoll and Grand Avenue Corridor to generate tax increment that would be used to complete construction of the remaining portions of the Ingersoll Avenue Streetscape from MLK Jr. Parkway to approximately 42nd Street.
- The Ingersoll Grand SSMID Board requests to develop preliminary design and phasing plans for construction of the remaining streetscape. The preferred next phase would include Ingersoll streetscape from MLK Jr. Parkway to 28th Street coordinating that installation with reconstruction of the Ingersoll Avenue roadway from MLK Jr. Parkway to 31st Street.

- Due to existing workloads, the City Engineering Department has advised that it is appropriate to allow the Ingersoll Grand SSMID Board to procure services for GPS survey, preliminary/conceptual design, construction phasing and cost estimates related to construction of Ingersoll Streetscape from MLK Jr. Parkway to 28th Street and reconstruction of Ingersoll Avenue from MLK Jr. Parkway to 31st Street. The Ingersoll Grand SSMID Board and consultants would be responsible for coordinating their work and seeking final review and approval of all documents by City Staff, including but not limited to the final scope of services. The preliminary design work, phasing plan and cost estimates would be completed by October or November 2017 to allow consideration of funding options for future construction.
- The Ingersoll Grand SSMID Board has obtained a preliminary scope of services from a consulting team comprised of Confluence and Bishop Engineering for a cost not to exceed \$219,187.50. The Ingersoll Grand SSMID Board has agreed to pay 10% of the project costs (not to exceed \$21,918.75) with SSMID funds as a “local contribution”. City staff proposes that the remaining 90% (not to exceed \$197,268.75) be paid for by the Economic Development Enterprise Account, which would be reimbursed in FY2019 by the Ingersoll Grand TIF.

PREVIOUS COUNCIL ACTION(S):

Date: August 13, 2012

Roll Call Number: [12-1312](#)

Action: [Receive](#) and file communication from Plan and Zoning Commission regarding the Ingersoll and Grand Avenue Revitalization Strategy and adopt as a reference in the 2020 Community Character Plan. Moved by Hensley to receive and file the communication, and to approve the Ingersoll and Grand Avenue Revitalization Strategy as a reference in the Des Moines 2020 Community Character Plan. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Amendment of the Ingersoll Grand Urban Renewal Plan to authorize reimbursement of the Economic Development Enterprise Account for up to 90% of the design costs (not to exceed \$197,268.75).

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