


COUNCIL COMMUNICATION

 <p>CITY OF DES MOINES OFFICE OF THE CITY MANAGER</p>	Number:	18-607	Meeting:	November 19, 2018
	Agenda Item:	22	Roll Call:	18-1909
	Submitted by:	Erin Olson-Douglas, Economic Development Director		

AGENDA HEADING:

Set Hearing on Three-Party Agreement for land transfers between the City of Des Moines, Riverpoint West, LLC and HRC NFS 1, LLC in the Gray's Landing and Gray's Station Development Areas.

SYNOPSIS:

Set hearing for 5 p.m on January 14, 2019 for the Three-Party Agreement between the City of Des Moines, Riverpoint West, L.L.C. (George Sherman, President, Sherman and Associates, 233 Park Avenue South, Suite 201 Minneapolis, MN 55415) and HRC NFS 1, L.L.C. and Hubbell Realty Company (Rick Tollakson, President and CEO, 6900 Westown Parkway West Des Moines, Iowa 50266). The Three-Party Agreement memorializes land transfers necessary among the parties to conduct required public improvement construction, provide Right of Way (ROW), and temporary and permanent construction easements for work in the Gray's Landing and Gray's Station development areas.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Three-Party Agreement memorializes several land transfers among the parties necessary to conduct the following:
 - Construction of Tuttle Street Phase I and associated public utilities.
 - Construction of Murphy Street and associated public utilities.
 - Construction of Gray's Parkway and associated public utilities.
 - Construction of the paseo and 10-foot wide shared use path between the Gray's Landing and Gray's Station developments.
 - Construction of a 390-foot shared access drive between the Gray's Landing and Gray's Station developments.
 - Construction of the Gray's Station detention basin and reconstructed wetland amenity.
 - Construction of future improvements at SW 11th Street and Martin Luther King, Jr Parkway and SW 14th Street and Martin Luther King, Jr. Parkway.
 - Proposed conveyance of land acquired by the City of Des Moines from Des Moines Area Regional Transit Authority (DART) to Riverpoint West, LLC.
- The land transfers memorialized in the Three-Party Agreement will be concluded following the January 14, 2019 public hearing in the event that no competing proposals for the properties are received.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Hold hearing on January 14, 2019.
- Closing on land transfers.

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