


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number: 23-196	Meeting: April 10, 2023
	Agenda Item: 25	Roll Call: [_____]
	Submitted by: Matthew A. Anderson, Deputy City Manager	

AGENDA HEADING:

Resolution Approving the First Amendment to the Development Agreement with ONESPEED DSM, LLC.

SYNOPSIS:

On September 12, 2022, by Roll Call No. 22-1431, the City Council approved a development agreement with ONESPEED DSM, L.L.C. (Dave Morgan, Managing Member, 325 Commercial Street, Waterloo, IA 50701) for the renovation and conversion of the existing auto repair shop located at 303 Scott Avenue into a craft brewing space.

Section 4.2(C), “Right-of-Way Purchase Reimbursement Forgivable Loan”, is being revised to provide for the imminent transfer of adjacent vacated right-of-way to the Developer. The original development agreement contemplated transfer at completion of project; however, it is necessary for the Developer to timely complete utility work within the vacated right-of-way.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The \$5.4 million project will include the rehabilitation and renovation of an existing auto repair shop resulting in 9,550 square feet of craft brewery space. Reconstruction began in the fall of 2022 with completion anticipated in July 2023.

PREVIOUS COUNCIL ACTION(S):

Date: September 12, 2022

Roll Call Number: [22-1431](#)

Action: [Final](#) Terms of an Urban Renewal Development Agreement with ONESPEED DSM, LLC for the renovation and conversion of the existing auto repair shop located at 303 Scott Avenue into a craft brewing space. ([Council Communication No. 22-405](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: September 6, 2022

Resolution Number: NA

Action: Motion to recommend approval of the final design as presented by Clark. Seconded by Ward. Motion carried. Yes – 7, No – 0, Absent – 2, Abstain – 0.

Motion to recommend approval of the financial assistance package as presented by Nagle. Seconded by Wilke-Shapiro. Motion carried. Yes – 7, No – 0, Absent – 2, Abstain – 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- City Council – Approval of Certificate of Completion

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