


COUNCIL COMMUNICATION

	Number:	23-354	Meeting:	July 17, 2023
	Agenda Item:	32-42	Roll Call:	23-0997
	Submitted by:	Nickolas Schaul, Finance Director		

AGENDA HEADING:

Set date for public hearing regarding the issuance of bonds for the fiscal year 2024 Capital Improvement budget, and general obligation (GO) capital notes and urban renewal (UR) bonds for the purchase of 1200 Locust Street and adjoining parking garage.

SYNOPSIS:

Set date for 11 public hearings on August 7, 2023, and direct publication of notices regarding the issuance bonds for the following:

- Not to Exceed (NTE) \$74.5M for the funding of projects approved in the Capital Improvement Plan on April 10, 2023.
- NTE \$50M GO Capital Loan Notes for the purchase and initial remodel phase of 1200 Locust Street.
- NTE \$5M UR Bonds for part of the purchase of parking garage at 1200 Mulberry Street.
- NTE \$1M GO Bonds for part of the purchase of parking garage at 1200 Mulberry Street.

FISCAL IMPACT:

Amount: Not to exceed \$74.5M for Capital Improvement Projects and Not to Exceed \$56.3M for 1200 Locust Street related purchases.

Funding Source: FY 2023-FY 2027 Capital Improvement Plan.

ADDITIONAL INFORMATION:

2023 – City of Des Moines CIP Purposes (NTE \$74.5M)

ECP – NTE \$41M GO Bonds

The acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; equipping of fire, sanitation, and street departments; acquisition and improvement of real estate for cemeteries, and the construction, reconstruction, and repair of cemetery facilities; acquisition, construction, reconstruction, and improvement of all waterways, and real and personal property, useful for the protection or reclamation of property situated within the corporate limits of cities from floods or

high waters, and for the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses, within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs, or conduits, and the establishment, improvement, and widening of streets, avenues, boulevards, and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements; opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys, public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; construction, reconstruction, and repairing of any street improvements; acquisition, installation, and repair of traffic control devices; acquisition, construction, improvement, and installation of street lighting fixtures, connections, and facilities; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; and the acquisition of real estate needed for any of the foregoing purposes; acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance

GCP-1 – NTE \$1M GO Bonds

acquisition, improvement, extension and enhancement of City's information technology systems, including data and voice communications, fiber optic and wireless networks, data storage and servers, cybersecurity, and enterprise software

GCP-2 – NTE \$1M GO Bonds

various HVAC, electrical, and plumbing improvements at city facilities

GCP-3 – NTE \$700K GO Bonds

energy conservation projects focused on completing energy efficiency studies city-wide and purchasing of energy efficient equipment; security improvements to facilities city-wide; public art; and acquisition, construction, reconstruction, enlargement, improvement, and equipping of recreation grounds, buildings, and centers, including repair and replacement of aquatic centers and swimming pools

GCP-4 – NTE \$900K GO Bonds

equipping city facilities including improvements to the library's existing collections and replacements of books, audio materials, videos and electronic media.

GCP-5 – NTE \$900K GO Bonds

acquisition, construction, reconstruction, enlargement, improvement, and equipping of city facilities and public improvements, including site preparation and construction of a greenhouse and a headhouse; and building repairs and improvements for the Central Library and its branch locations.

GCP-6 – NTE \$1M GO Bonds

acquisition, construction, reconstruction, enlargement, improvement, and equipping of city facilities, including the Armory, City Hall, Police facilities and the Police Academy, and other municipal buildings

UR – NTE \$28M GO UR Bonds

aiding in the planning, undertaking and carrying out of urban renewal projects in accordance with Iowa Code chapter 403 and the urban renewal plans for the Ingersoll-Grand Commercial Urban Renewal Area, Metro Center Urban Renewal Area, Central Place Industrial Park Redevelopment Program Area Urban Renewal Area, and SE Agribusiness Urban Renewal Area, as amended, including the Animal Control Facility, Principal Park, Central Iowa Water Trails, and various public improvement projects

involving street, streetscape, bridge, sidewalk, skywalk, utility and park improvements, with related site improvements

2023 – City of Des Moines Possible 1200 Locust Street/1200 Mulberry

Loan Agreement – NTE \$50M GO Capital Loan Notes
provide funds to pay the costs of acquiring, equipping and improving office space downtown, including the Nationwide building (1200 Locust Street).

UR – NTE \$5M GO UR Bonds
provide funds to pay the costs of aiding in the planning, undertaking and carrying out of urban renewal projects under the authority of Iowa Code chapter 403, and the Urban Renewal Plan for the Metro Center Urban Renewal Area, including acquisition and improvement of a parking ramp.

GCP-6 – NTE \$1M GO Bonds or Capital Loan Notes
provide funds to pay the costs of acquiring and improving a parking garage.

PREVIOUS COUNCIL ACTION(S):

Date: May 30, 2023

Roll Call Number: [23-0786](#)

Action: [Approving](#) First Amendment to purchase and sale contract with Nationwide Mutual Insurance Company dated September 12, 2022. ([Council Communication No. 23-272](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

Date: September 12, 2022

Roll Call Number: [22-1483](#)

Action: [Approving](#) Purchase and Sale Contract with Nationwide Mutual Insurance Company for the purchase of 1200 Locust Street, 1200 Mulberry Street, and Assignment of Parking Lot Lease at 13th Street and Walnut Street. Sponsors: Mayor Cownie and Council Member Mandelbaum. ([Council Communication No. 22-435](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Nays: Sheumaker.

Date: December 12, 2022

Roll Call Number: [22-1861](#)

Action: [Approving](#) Professional Services Agreement with OPN, Inc. d/b/a OPN Architects, Inc. for the City Facility Expansion Pre-Design Study, not to exceed \$528,000. ([Council Communication No. 22-565](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

August 7, 2023: Hold Hearing regarding issuances.

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