


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-502	Meeting:	November 6, 2023
	Agenda Item:	30	Roll Call:	23-1545
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Resolution approving Second Amendment to the Urban Renewal Development Agreement and acceptance of revised Conceptual Development Plan with Market One, L.L.C., to remove the South Parking Parcel from the Agreement.

SYNOPSIS:

Recommend approval of the Second Amendment to the Urban Renewal Development Agreement for the historic renovation the Market One building at 130 East 3rd Street, to allow for the removal of the South Parking Parcel, a surface parking lot located at 101 Southeast 3rd Street, from Exhibit A, Legal Description of the Property, in anticipation of a sale of the surface parking lot to a third party adjacent property owner, Jake Christensen, at 118 SE 4th Street, that is not affiliated with the Development Agreement.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- By Roll Call No. 14-1937, the City Council approved the final terms of an Urban Renewal Development Agreement with Market One, L.L.C., for the historic renovation of the circa-1903 Market One building for commercial and office uses, that included site improvements to two (2) adjacent surface parking lots, the North Parking Parcel (111 East 3rd Street) and the South Parking Parcel (101 Southeast 3rd Street).
- The project was satisfactorily completed in late 2014 and by Roll Call No. 14-1937, a Certificate of Completion was issued on December 22, 2014.
- Market One, L.L.C., has approached the City seeking to amend the Urban Renewal Development Agreement to remove the South Parking Parcel addressed as 101 SE 3rd Street from the boundaries of the development agreement, so that the parking lot can be transferred to a third party that is not affiliated with the Development Agreement.
- The developer has provided a revised Conceptual Development Plan that accompanies the Urban Renewal Development Agreement, removing the South Parking Parcel at 101 Southeast 3rd Street from the plans that will remain on file.

PREVIOUS COUNCIL ACTION(S):

Date: December 22, 2014

Roll Call Number: [14-1937](#)

Action: [Issuance](#) of Certificate of Completion for the redevelopment of property in the vicinity of 130 E. 3rd Street by Market One, LLC. ([Council Communication No. 14-596](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: February 4, 2014

Resolution Number: N/A

Action: Board consensus to approve the proposed project as presented.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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