


COUNCIL COMMUNICATION

	Number: 24-204	Meeting: May 6, 2024
	Agenda Item: 40	Roll Call: 24-0674
	Submitted by: Matthew A. Anderson, Deputy City Manager	

AGENDA HEADING:

Resolution declaring the necessity for the City to proceed with the 1200 Locust Street Project, including directing the City Manager to solicit proposals for potential uses for the existing City Hall.

SYNOPSIS:

As a cornerstone in Des Moines history, City Hall has served our community as a home to our civic services since 1912. With the consolidation of several City departments and locations at 1200 Locust, City Hall will be vacated by 2026, leaving it ready for repositioning as an asset to the community.

The City would like to seek information from developers proposing an adaptive reuse concept that includes a high level of public activation and engagement and careful consideration of the historical elements of the space.

FISCAL IMPACT:

There is no immediate fiscal impact with the release of the Request for Interest (RFI). The fiscal impact of any future proposals will be presented at a later date, once those proposals are known. The City anticipates a long-term lease agreement similar to the 2009 agreement with the World Food Prize Foundation's redevelopment of the former City Library. It is not anticipated that the City Hall property will be sold as part of future redevelopment proposals that will be considered.

ADDITIONAL INFORMATION:

- City Hall contains over 66,000 square feet of interior space on three stories on a 1.244-acre parcel along the east bank of the Des Moines River.
- In addition to opportunities for engaging public use, there will also be a priority placed on proposed uses that honor the historic nature, architecture, and spaces of City Hall.
- Letters of interest and preliminary information will be received from developers until December 31, 2024, unless notifications of extensions are given.
- Submissions will be reviewed by a diverse group of stakeholders and presented to City Council. City Council will direct staff to continue working with selected developer(s) to further refine and build out their proposed concept.

- City Hall RFI documents and additional information [can be found on the City's website](#).

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- City Council – Action directing City Manager to negotiate preliminary terms of an agreement with selected development team
- City Council – Preliminary terms of an Urban Renewal Development Agreement and Lease Agreement
- Urban Design Review Board – Design Review
- City Council – Final terms of an Urban Renewal Agreement and Lease Agreement

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.