


## COUNCIL COMMUNICATION

	Number:	25-297	Meeting:	August 4, 2025
	Agenda Item:	43	Roll Call:	25-1066
	Submitted by:	Cody Christensen, Development Services Director		

### AGENDA HEADING:

Resolution approving the Funding Agreement between the City of Des Moines and HRC NFS I, LLC (Hubbell Realty Company, Joe Pietruszynski, 6900 Westown Parkway, West Des Moines, IA 50266) for acquisition of right-of-way and construction of SW 16th Street improvements, from Tuttle Street to the Iowa Confluence (ICON) Water Trails Hubbell Trailhead access point.

### SYNOPSIS:

Recommend approval of the Funding Agreement to construct SW 16th Street, from Tuttle Street to the ICON Water Trails Hubbell Trailhead access point. The SW 16th Street project consists of two (2) segments: north of Tuttle (which is a City CIP funded project) and south of Tuttle (which is the subject of this agreement).

### FISCAL IMPACT:

Amount: The anticipated net fiscal impact of the segment south of Tuttle is \$0. The City will pay for the upfront construction costs of SW 16th Street, south of Tuttle in conjunction with the public construction of SW 16th Street, north of Tuttle, as well as the construction of Tuttle Street, from 14th Street to 16th Street. The cost of the road segment from Tuttle Street to the ICON Water Trails Hubbell Trailhead access point will be paid by Hubbell, as stated in the Development Agreement between the City and HRC NFS I, LLC (Hubbell Realty Company) dated August 14, 2017 (Roll Call No 17-1408). Hubbell will repay the City the cost of the road segment, which is estimated to be approximately \$1,571,857.08, over three (3) years.

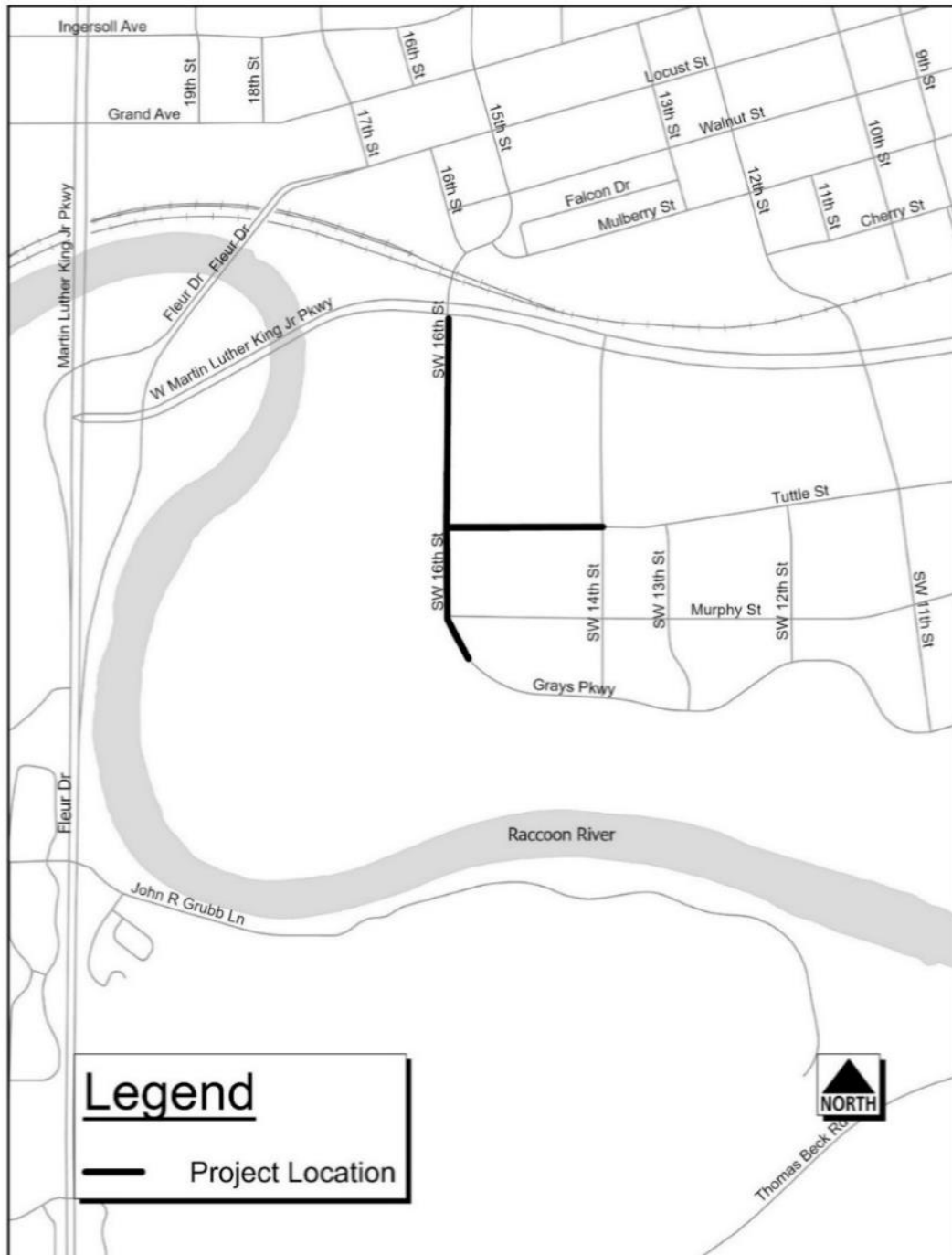
Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 139, SW 16th Street and MLK Traffic Improvements, ST295, Being: \$2,857,718 in Private Contributions, \$690,000 from Des Moines Water Works, \$1,550,000 from Tax Increment Financing (TIF) bonding and the remaining funds transferred from ST296 (Tuttle Street Improvements).

### ADDITIONAL INFORMATION:

- The engineer's estimate for this segment of the roadway improvements is approximately \$1,571,857.08, as shown in Exhibit C of the agreement. The first payment from the property owner will be based on this estimate. Future payments will be based on actual cost.
- The cross section of SW 16th Street from MLK to the ICON driveway will be consistent with the completed Tuttle Street cross section between SW 11th Street and SW 14th Street, providing two

(2) travel lanes [one (1) lane in each direction], on-street parallel parking on both sides of SW 16th Street, a two (2) way cycle track on the west side of SW 16th Street, and grading for future sidewalks on both sides of SW 16th Street.

- Construction is anticipated to commence in fall 2025 and be completed by spring 2027.
- The eventual completion of SW 16th Street will provide a north/south connection to the Gray's Station area that is under construction by Hubbell, as well as public access to the ICON Water Trails Hubbell Trailhead parking lot.



**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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