



**Date** November 18, 2013

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE  
PRELIMINARY TERMS OF DEVELOPER INITIATED PROPOSALS FOR  
THE PURCHASE AND REDEVELOPMENT OF TWO SEPARATE CITY-  
OWNED PARCELS FOR TWO PROJECTS IN THE EAST VILLAGE AREA,  
AND INITIATING A PARKING STUDY OF THE AFFECTED AREA

WHEREAS, Christensen Development 1, LLC, represented by Jake Christensen, President, has proposed to acquire and redevelop a City-owned parcel at the southeast corner of the intersection of E. 5th Street and E. Grand Avenue in the East Village with a mixed-use retail and market rate apartment project, as more specifically described in the accompanying Council Communication; and,

WHEREAS, Heart of America Group, represented by Mike Whalen, President and CEO, has proposed to acquire and redevelop a City-owned parcel at the southeast corner of the E. 4th Street and E. Grand Avenue intersection in the East Village with a boutique hotel development, as more specifically described in the accompanying Council Communication; and,

WHEREAS, the sales of the two City-owned parcels are subject to the competitive disposition requirements under the Iowa Urban Renewal Law; and,

WHEREAS, both parcels are now used for surface parking, and each project will likely result in a loss of public parking while increasing the need for public parking in the area.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The City Manager is hereby authorized and directed to work with Christensen Development 1, LLC, and Heart of American Group to refine their projects' programming, design and finances, and to present the City Council with preliminary terms of developer initiated proposals and recommendations by the City Manager at a later date.
2. The City Manager is hereby further authorized and directed to initiate a parking study of this sub-area of the East Village to determine the impact of removing these two surface lots, and to present recommendations to address the existing and future retail and residential parking needs.



Roll Call Number

Agenda Item Number

57

Date November 18, 2013

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( Council Communication No. 13- 567 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K. Brown*

Roger K. Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk