

Date January 12, 2015

PRELIMINARY TERMS OF AGREEMENT WITH 420 COURT AVENUE, L.L.C.
FOR PURCHASE AND REDEVELOPMENT OF DISPOSITION PARCEL NO. 99C
IN THE METRO CENTER URBAN RENEWAL AREA – 420 COURT AVENUE

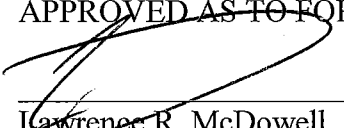
WHEREAS, by Roll Call No. 14-0329 of February 24, 2014, the City Council selected Knapp Properties and Hy-Vee, Inc. as the preferred developer to purchase and redevelopment property known as Disposition Parcel No. 99C in the Metro Center Urban Renewal Area at 420 Court Avenue (“Property”) and directed the City Manager to negotiate the terms for the purchase and redevelopment of the Property; and

WHEREAS, the City Manager’s Office has negotiated preliminary terms of agreement with 420 Court Avenue, L.L.C., formed by William C. Knapp, L.C. and Hy-Vee, Inc. (“Developer”) whereby Developer would undertake to complete the purchase and redevelopment of the Property for a 108,000 square foot mixed-use building containing a full service grocery store and market-rate apartments in combination with surface and structured parking in exchange for economic development assistance all is more specifically described in the accompanying Council Communication.

(Council Communication No. 15- 019 Attached)

Moved by _____ to receive, file and approve the preliminary terms of agreement set forth in the accompanying Council Communication and to direct the City Manager’s Office to proceed with negotiation of a formal agreement with 420 Court Avenue, L.L.C. to be incorporated into a developer-initiated proposal, consistent with the terms set forth in the accompanying Council Communication.

APPROVED AS TO FORM:


Lawrence R. McDowell
Deputy City Attorney

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

MOTION CARRIED APPROVED

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.

Mayor

City Clerk

Petition of Support: HyVee-Knapp Downtown Development Project

We, the undersigned Plaza Residents at 300 Walnut Street in Des Moines, eagerly await the construction of the HyVee downtown grocery store at 4th and Court Avenue. We fully support the Des Moines City Council's recommendation to create this vital service in our downtown community.

We believe current plans to construct an integrated "urban grocery store" will greatly enhance the downtown area, and will provide quality services for local residents and those who work downtown.

We appreciate the City Council's foresight and commitment to making this critical community service a reality.

Deb Amenson

(print name)

Deb Amenson

(signature)

12/16/2014

(date)

Charlene Bell

(print name)

Charlene Bell

(signature)

12-16-14

(date)

D. Thomas Smith

(print name)

D. Thomas Smith

(signature)

12-16-14

(date)

NEDRICK JOHNSON

(print name)

Nedrick Johnson

(signature)

12-16-14

(date)

BRIAN RITCHEY

(print name)

Brian Ritchey

(signature)

12-16-14

(date)

DOUG BROOKER

(print name)

Doug Brooker

(signature)

12/16/14

(date)

Jerry Amenson

(print name)

Jerry Amenson

(signature)

12/16/14

(date)

JON CROFT

(print name)

Jon Croft

(signature)

12-16-14

(date)

Petition of Support: HyVee-Knapp Downtown Development Project

Lindsey Yuska
(print name)

Lindsey Yuska
(signature)

12/16/14
(date)

Jim Welch
(print name)

Jim Welch
(signature)

12/16/14
(date)

Kay Rozeboom
(print name)

Kay Rozeboom
(signature)

12/16/14
(date)

SIM MITCHELL
(print name)

Jim Mitchell
(signature)

12/16/14
(date)

BERNARD HUSTON
(print name)

Bernard Huston
(signature)

12-16-14
(date)

Justin Axelrod
(print name)

Justin Axelrod
(signature)

12-16-14
(date)

Steven Kuske
(print name)

Steven Kuske
(signature)

12/16/2014
(date)

CARY MADON
(print name)

Cary Madon
(signature)

12/16/14
(date)

Beau Hillger
(print name)

Beau Hillger
(signature)

12/16/14
(date)

PETER COE
(print name)

Peter Coe
(signature)

12/16/14
(date)

Mary Theisen
(print name)

Mary Theisen
(signature)

12/16/14
(date)

Eileen Conroy
(print name)

Eileen Conroy
(signature)

12/16/14
(date)

Petition of Support: HyVee-Knapp Downtown Development Project

Kati Muehlaupt

(print name)

[Signature]

(signature)

12-16-14

(date)

Lloyd Mott

(print name)

[Signature]

(signature)

12-16-14

(date)

Betty Friend

(print name)

[Signature]

(signature)

12-16-14

(date)

MERRY CUNNINGHAM

(print name)

[Signature]

(signature)

12-16-14

(date)

Susan Frye

(print name)

[Signature]

(signature)

12/16/14

(date)

Shelby Jacobs

(print name)

[Signature]

(signature)

12-16-14

(date)

Lloyd Kaufman

(print name)

[Signature]

(signature)

12-16-14

(date)

Andrew Fordell

(print name)

[Signature]

(signature)

12-16-14

(date)

Joanne Wilson

(print name)

[Signature]

(signature)

12-16-14

(date)

Jim Collan

(print name)

[Signature]

(signature)

12-16-14

(date)

Doug Yachum

(print name)

[Signature]

(signature)

12-16-14

(date)

Meldina Kahrivanian

(print name)

[Signature]

(signature)

12/16/14

(date)

Petition of Support: HyVee-Knapp Downtown Development Project

<u>ETHEL KOLENZ</u> (print name)	<u>Ethel Kolenz</u> (signature)	<u>12/17/14</u> (date)
<u>PAT MULVIKIL</u> (print name)	<u>Pat Mulvikil</u> (signature)	<u>12/17/14</u> (date)
<u>PATTI BRANCO</u> (print name)	<u>Patti Branco</u> (signature)	<u>12/17/2014</u> (date)
<u>CARLTON PETERSON</u> (print name)	<u>C Peterson</u> (signature)	<u>12/17/14</u> (date)
<u>Charlotte Burt</u> (print name)	<u>Charlotte Burt</u> (signature)	<u>12/17/14</u> (date)
<u>Judith Green</u> (print name)	<u>Judith Green</u> (signature)	<u>12-17-14</u> (date)
<u>Becky Smith</u> (print name)	<u>Becky Smith</u> (signature)	<u>12-17-14</u> (date)
<u>Karen Sandvig</u> (print name)	<u>Karen Sandvig</u> (signature)	<u>12-17-14</u> (date)
<u>Peggi Taylor</u> (print name)	<u>Peggi Taylor</u> (signature)	<u>12.17.14</u> (date)
<u>David Heckleberry</u> (print name)	<u>D Heckleberry</u> (signature)	<u>12/17/14</u> (date)
<u>Eric D. Wahlstrom</u> (print name)	<u>Eric D. Wahlstrom</u> (signature)	<u>12.17.14</u> (date)
<u>Paul E Larson</u> (print name)	<u>Paul E Larson</u> (signature)	<u>12/18/2014</u> (date)

Petition of Support: HyVee-Knapp Downtown Development Project

Travis Shelton

(print name)

T-S

(signature)

12/16/14

(date)

Rachel Vanbilder

(print name)

Rachel Vanbilder

(signature)

12/16/14

(date)

Gaurav Bhalla

(print name)

Gaurav

(signature)

12/16/14

(date)

Steve Wohl

(print name)

Steve Wohl

(signature)

12/16/14

(date)

Mark Feldman

(print name)

Mark Feldman

(signature)

12-16-14

(date)

Lora Van Wert

(print name)

Lora Van Wert

(signature)

12-17-14

(date)

William H. Brenton

(print name)

[Signature]

(signature)

12/17/14

(date)

[Signature]

(print name)

(signature)

(date)

GREG CHURBICK

(print name)

[Signature]

(signature)

12/17/14

(date)

Gary C. Bergen

(print name)

[Signature]

(signature)

12/17/14

(date)

Kathy Bergen

(print name)

Kassia M. Berg

(signature)

12/17/14

(date)

Steven O. Person

(print name)

Steven O. Person

(signature)

12/17/14

(date)

Petition of Support: HyVee-Knapp Downtown Development Project

Linda Flaherty
(print name)

Linda Flaherty
(signature)

12-18-14
(date)

Rick LAWRENCE
(print name)

Rick Lawrence
(signature)

12-18-14
(date)

Becky LAWRENCE
(print name)

Becky Lawrence
(signature)

12-18-14
(date)

Courtney Wahlstrom
(print name)

Courtney Wahlstrom
(signature)

12/19/14
(date)

Christouscher
(print name)

Chris Fousche
(signature)

12-18-14
(date)

Karen Kolbe
(print name)

Karen Sue Kolbe
(signature)

12/18/14
(date)

Kay Huston
(print name)

Kay Huston
(signature)

12/18/14
(date)

Mary Boote
(print name)

Mary Boote
(signature)

12/18/14
(date)

Alice Richardson
(print name)

Alice Richardson
(signature)

12-19-14
(date)

Tom Small
(print name)

Tom Small
(signature)

12-20-14
(date)

Dale W. Engeltken
(print name)

Dale W. Engeltken
(signature)

12-20-14
(date)

Jack C. Miller
(print name)

Jack C. Miller
(signature)

12-22-14
(date)

Petition of Support: HyVee-Knapp Downtown Development Project

Ellen Cioccia Ellen Cioccia 12/22/14
(print name) (signature) (date)

Chris Alberty Chris Alberty 12/20/14
(print name) (signature) (date)

Chris Alberty [Signature] 12/20/14
(print name) (signature) (date)

Johnathan Chase King [Signature] 12/26/14
(print name) (signature) (date)

Cynthia Thorland Cynthia Thorland 12/30/14
(print name) (signature) (date)

FRED B. WEITZ Fred B. Weitz 12/30/14
(print name) (signature) (date)

CONSTANCE BROOKER Constance Brooker 12/30/14
(print name) (signature) (date)

Nyan Brooks [Signature] 12/3/14
(print name) (signature) (date)

CHAD KAMMANN Chad Kammann 12/3/14
(print name) (signature) (date)

Lorraine Carr Lorraine Carr 1-3-15
(print name) (signature) (date)

(print name) (signature) (date)

(print name) (signature) (date)

From: Todd Essing [redleg194@hotmail.com]
Sent: Tuesday, December 16, 2014 4:09 PM
To: Leslie Porter
Subject: RE: Resident petition

Leslie,

If possible, please add my support to the petition since I will not be in the area to sign prior to the dead line.

Thanks!

Todd Essing
(owner- unit 1204)

Leslie Porter

From: B S [blasdeotero1916@yahoo.com]
Sent: Wednesday, December 17, 2014 6:41 AM
To: Leslie Porter
Cc: dougbrooker@msn.com
Subject: Re: Resident petition

Hi, Leslie-

I'm out of town for the next month, but I fully agree with the petition. Would you add my name to it? Thanks!

Best regards,

Bryan (Stennes) #1302

Leslie Porter

From: Dubas, Ken [DUBAS.KEN@principal.com]
Sent: Tuesday, December 16, 2014 3:20 PM
To: Leslie Porter
Subject: RE: Resident petition

Leslie,

I am supportive of the new HyVee, but will not be back until January 5th. You have my proxy to sign my name to the petition.

Thanks!

Ken Dubas
Senior Managing Director/COO
Principal Real Estate Investors
dubas.ken@principal.com
(515) 246-7180 (Ph) (800) 533-1390 (Toll) (866) 850-4024 (Fax)