

Date May 4, 2015

**COMMUNICATION FROM THE CITY MANAGER REGARDING DEVELOPMENT OF THE CITY-OWNED PARKING LOT EAST OF CITY HALL**

**WHEREAS**, the City of Des Moines owns the surface parking lot east of City Hall, bordered by East Grand Avenue, East Locust Street, and East Second Street, and currently used for City employee parking and leased to Embassy Suites for parking purposes; and

**WHEREAS**, this City-owned site serves as a key connector between the East Village neighborhood and commercial activity and the Riverwalk and western downtown area; and

**WHEREAS**, 219 East Grand, LLC (Jake Christensen and Tim Rypma, officers) have contacted City staff regarding a phased development proposal for the City-owned parking lot, which may include housing, retail, and office components, and structured parking for current and planned redevelopment needs; and

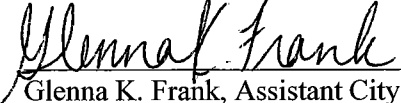
**WHEREAS**, the City Manager's Office recommends working with 219 East Grand, LLC to further define the development proposal and to negotiate preliminary terms of agreement.

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

1. That the communication from the City Manager regarding development of the City-owned parking lot east of City Hall, as fully set forth in Council Communication No. 15-234, is hereby received and filed.
2. That the City Manager and his designee(s) are directed to work with 219 East Grand, LLC, regarding programming, design, and financial proposals for such development, and to submit to City Council the preliminary terms of agreement for this developer-initiated proposal, and/or to request from City Council approval to issue a Request for Proposals, commence preliminary negotiations with alternate developers or to take other appropriate action, no later than October 1, 2015.

(Council Comm. No. 15-234)

FORM APPROVED:

  
Glenna K. Frank, Assistant City Attorney

MOVED BY \_\_\_\_\_ TO ADOPT.

| 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