

Date September 14, 2015

SELECTION OF MANDELBAUM PROPERTIES AS THE PREFERRED DEVELOPER TO PURCHASE AND REDEVELOP THE CITY-OWNED PROPERTY AT 5TH AND WALNUT.

WHEREAS, the City of Des Moines owns the 5th and Walnut Parking Garage which contains 620 parking spaces and approximately 1.3 acres of land located between Walnut Street and Court Avenue; and,

WHEREAS, Justin and John Mandelbaum of Mandelbaum Properties (Developer), have approached the City Manager's Office with an interest to purchase and redevelop the 5th and Walnut Parking Garage site in general conformance with a preliminary design showing the following improvements and having an estimated project cost exceeding \$85 million, with construction to commence in late 2016 and be completed in late 2018:

- A 27-story building containing 200 plus market-rate residential units;
- A 560-space parking component; and
- Approximately 57,000-square-feet of commercial space with entertainment (9-screen movie theater to be operated by Main Street Theatres of Omaha, Nebraska, a jazz club, restaurant, rock climbing facility, office, and daycare uses.

WHEREAS, on July 13, 2015, by Roll Call No. 15-1207, the City Council directed City staff to work with the Developer to refine the project's programming, design and financing, while also seeking other redevelopment proposals for the site; and,

WHEREAS, the Office of Economic Development has solicited other proposals for the redevelopment of the 5th and Walnut Parking Garage site and no competing proposal have been received.

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

1. Mandelbaum Properties is hereby selected as the Preferred Developer to purchase and redevelop the 5th and Walnut Parking Garage site.
2. The Office of Economic Development is hereby authorized and directed to work with Mandelbaum Properties to refine the project's programming, design, and financial proposals and to present preliminary terms of agreement for consideration by the City Council by January 31, 2016.
3. The City Council hereby further declares its intent that if preliminary terms of agreement are negotiated and approved by the City Council, the City Council would then direct the Office of Economic Development to negotiate a formal Urban Renewal Development

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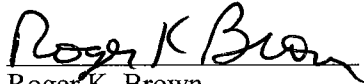
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Agreement upon terms consistent with the approved preliminary terms, and to allow for the submission of competing proposals for final approval by the City Council.

(Council Communication No. 15- 484)

MOVED by _____ to adopt

FORM APPROVED:



Roger K. Brown
Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
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