



Date October 9, 2017

RECEIVE AND FILE A DEVELOPMENT PROPOSAL FROM 101 EAST GRAND PARKING, LLC, FOR THE MULTI-PHASED REDEVELOPMENT OF THE FORMER CITY HALL PARKING LOT

WHEREAS, on April 11, 2016, by Roll Call No. 16-0634, the City Council approved an Urban Renewal Agreement for Sale of Land for Private Redevelopment with 101 East Grand Parking, LLC (the "Developer"), represented by Paul Hayes, President, for the redevelopment of the block east of City Hall in three phases as follows:

- Phase 1 to be a parking garage fronting on East 2nd Avenue to be acquired by City through a lease-purchase agreement; and,
Phases 2 and 3 to each be a new buildings located north and south of the parking garage, each with a minimum floorplate of 14,000 square feet, at least four floors, and having at least 75% of the ground floor devoted to retail or restaurant use; and,

WHEREAS, the Phase 1 parking garage has now been completed and the Developer proposes to commence construction of the Phase 2 building north of the parking garage in May or June of 2018, and to commence construction of the Phase 3 building south of the garage by January of 2021; and,

WHEREAS, the Phase 2 building is proposed to contain 40,000 to 55,000 square feet of office space above the ground floor retail and restaurant uses, all as further described in the accompanying council communication; and,

WHEREAS, the parcel west of the new parking garage is needed for construction staging for the Phase 2 building, which has required a delay in the planned landscaping of that parcel.

MOVED by _____ to receive and file the development proposal for the Phase 2 building.

FORM APPROVED:

(Council Communication No. 17-736)

Roger K. Brown

Roger K. Brown, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and TOTAL.

MOTION CARRIED APPROVED

Mayor

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.

City Clerk