



Date February 8, 2021

RESOLUTION APPROVING PRELIMINARY TERMS FOR SALE AND/OR LEASE OF CITY-OWNED PROPERTY AND FOR AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH KRAUSE+ FOR THE PHASED, MASTER PLANNED REDEVELOPMENT OF APPROXIMATELY 60 ACRES OF PROPERTY, SOUTH OF MLK PARKWAY, EAST OF THE DES MOINES RIVER AND 6 ACRES OF PROPERTY IN THE WESTERN GATEWAY AREA, BOUNDED BY HIGH STREET AND GRAND AVENUE BETWEEN 15TH, 16TH, AND 17TH STREETS

WHEREAS, Krause+ (Gerard Haberman, President, 1459 Grand Ave, Des Moines, IA 50309-3005) is proposing redevelopment of an approximately 66-acre area consisting of two areas of downtown Des Moines; and,

WHEREAS, the first area consists of approximately 60 acres at the Pro Iowa Stadium district located south of MLK Parkway and east of the Raccoon River to include a 6500-seat multi-use stadium built for soccer and additional development in the area, such as a 150-room hotel; residential, commercial, and office buildings and a parking ramp; and,

WHEREAS, the second area consists of approximately 6 acres at the Western Gateway District located between High Street and Grand Avenue, between 15th, 16th, and 17th Streets, at the Western Gateway District to include a 125-room hotel to serve the nearby hospital and neighborhood; renovation of existing buildings plus residential, commercial, and office buildings and public places with art; and,

WHEREAS, The Office of Economic Development has negotiated preliminary terms for an urban renewal development agreement with proposed terms provide for project-generated tax increment on the building valuations, exclusive of land at 90% for 20 years with a cap that reflects the financing gap for the projects will be determined and included in the final development agreement. The entire development area is proposed to consist of approximately 2.1 million square feet of new or renovated building development at a cost of \$550 million. The land proposed for redevelopment is currently assessed at \$12.12 million, which includes approximately 3.8 acres of property currently owned by the City.

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

1. The City Council hereby approves the preliminary terms of agreement as set forth in the accompanying Council Communication.



Roll Call Number

Agenda Item Number

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Date February 8, 2021

2. Directs the City Manager or his designee to negotiate final terms of agreement for future consideration by the City Council.

MOVED by _____ to adopt.

(Council Communication No. 21- 062)

FORM APPROVED:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.

Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|----------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |
| MOTION CARRIED | | | APPROVED | |

CERTIFICATE

I, P. Kay Cmelik, 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