



Date May 8, 2023

RESOLUTION APPROVING AMENDMENT TO SOUTHRIDGE CONCEPTUAL DEVELOPMENT PLAN TO IDENTIFY AND INCLUDE TWO NEW PHASES OF DEVELOPMENT: AHEPA'S 90-UNIT SENIOR HOUSING DEVELOPMENT ON THE FORMER MONTGOMERY WARDS LOCATION AND NATIVE BUSINESS SERVICES LLC'S PURCHASE OF THE FORMER YOUNKERS LOCATION FOR A RETAIL/WAREHOUSING FACILITY

WHEREAS, on May 7, 2012 by Roll Call No. 12-0745, the Des Moines City Council approved an Urban Renewal Development Agreement with Macerich Southridge Mall LLC and Southridge Adjacent, L.L.C., for the redevelopment and repurposing of Southridge Mall at SE 14th Street and E. Army Post Road into a mixed-use district for commercial and retail use (the "Improvements") in compliance with an approved Conceptual Development Plan; and

WHEREAS, on June 22, 2015, by Roll Call No. 15-1035, the City Council approved an Amended and Restated Urban Renewal Development Agreement (the "Development Agreement") with Macerich which restructured the project to provide a separate assignable Economic Development Grant for each phase of the Improvements to the Southridge Mall, which Development Agreement has thereafter been amended by Council resolution(s); and

WHEREAS, AHEPA National Housing Corporation of Fishers, Indiana, a non-profit developer of senior housing with chapter offices across the country owning and operating over ninety affordable senior housing projects in 19 states, with four locations in Iowa: three in Ankeny and one in Johnston, is proposing the construction of a new \$13.7 million, 90-unit affordable income senior housing facility located on a 4.4-acre property currently addressed as 1111 East Army Post Road, identified as the vacant ground which was the former Montgomery Wards location on the west side of Southridge Mall; and

WHEREAS, the proposed design is an "L" shaped structure with a center parking area and a large green space between the existing Southridge Mall and the new facility. This green space area will have a sitting patio, tenant gardens, gazebo, walking trail and pet stations; and

WHEREAS, AHEPA will be seeking certification through either the Energy Star Multi-Family New Construction program or the Energy Star Certified Homes prescriptive standards. Materials with a life expectancy of at least 30 years are being used for the interior and exterior of the development; and

WHEREAS, Native Business Services, LLC (d/b/a and hereinafter referred to as "Native Bid") of Des Moines, Iowa intends to purchase the former Younkens space it has been leasing since November 2021 and convert it to a retail and warehousing facility for their company. The space is approximately 105,000 square feet and had been vacant since 2018 prior to Native Bid leasing the



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space in 2022. Native Bid has two locations with Des Moines being the first and Omaha, Nebraska being the second location for the company; and

WHEREAS, a map of the amended conceptual development plan showing the location and footprints of the respective projects referenced herein is on file in the office of the City Clerk and available for public inspection; and

WHEREAS, at its meeting on February 7, 2023, the Urban Design Review Board voted 8-0 with one member absent to recommend approval of the Amended Conceptual Development Plan to include AHEPA National Housing Corporation and Native Bid.

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

1. The Amended Conceptual Development Plan for the AHEPA and Native Bid developments is hereby approved as an amendment to the overall Conceptual Development Plan for the Southridge Mall. The proposed projects are also approved as a separate phase of the Improvements under the Amended and Restated Urban Renewal Development Agreement.
2. No amendment to the text of the Amended and Restated Urban Renewal Development Agreement is intended by this action.

(Council Communication No. 23-222)

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

CERTIFICATE

I, LAURA BAUMGARTNER, 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