



Date February 19, 2024

RESOLUTION ACCEPTING DEVELOPMENT PROPOSAL FROM GOLD CAP DEVELOPMENT, SIDEKICK DEVELOPMENT, AND WADE INVESTMENTS AND DIRECTING STAFF TO NEGOTIATE PRELIMINARY TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF CITY-OWNED PROPERTY AT 401 ROBERT D. RAY DRIVE

WHEREAS, on or about December 20th, 2023, the City’s Office of Economic Development issued a Request for Proposals for the development of city-owned property located at 401 Robert D. Ray Drive; and

WHEREAS, as of the application deadline of February 1, 2024, the City received two proposals for the Property’s redevelopment; and

WHEREAS, after reviewing the received proposals, City staff recommends proceeding with the proposal submitted by a team comprised of Gold Cap Development, SideKick Development, and Wade Investments (“Development Team”) which proposes a mixed-use project consisting of proposed retail, restaurant, and residential uses consistent with the desired density, vibrancy, and activation well suited for the site’s context within the East Village; and

WHEREAS, the proposal includes an interest in entering into an urban renewal development agreement that includes purchasing and re-developing the City-owned property; and,

WHEREAS, a sale of the City-owned property may need to comply with the competitive bidding procedure contained in Iowa Code section 403.8(2).

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

1. The proposals received in response to the Request for Proposals are hereby received and filed.
2. The City Manager and/or his designees are hereby authorized and directed to negotiate with the Development Team to prepare a formal agreement for the sale and purchase of the City-Owned Property as part of an Urban Renewal Development Agreement.
3. The City Manager and/or his designees are hereby directed to report back to Council regarding any further required or desired competitive proposal process, the appropriate date for hearing on the proposed sale and development agreement, and any other matters relevant to the disposition and development of this City-owned property.



Roll Call Number

Agenda Item Number

31

Date February 19, 2024

(Council Communication No. 24-081)

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
BOESEN				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk