



Roll Call Number

15-1088

Agenda Item Number

63

Date June 22, 2015

COMMUNICATION FROM THE CITY MANAGER REGARDING DEVELOPMENT OF THE CITY-OWNED PARKING LOT EAST OF CITY HALL

WHEREAS, the City of Des Moines owns the surface parking lot east of City Hall, bordered by East Grand Avenue, East Locust Street, and East Second Street, and currently used for City employee parking and leased to Embassy Suites for parking purposes; and

WHEREAS, this City-owned site serves as a key connector between the East Village neighborhood and commercial activity and the Riverwalk and western downtown area; and

WHEREAS, 219 East Grand, LLC (Jake Christensen and Tim Rypma, officers and Jim Cownie, principal investor) have contacted City staff regarding a phased development proposal for the City-owned parking lot, which may include housing, retail, and office components, and structured parking for current and planned redevelopment needs; and

WHEREAS, on May 4, 2015, by Roll Call No. 15-0770, City Council received and filed a communication from the City Manager regarding development of the City-owned parking lot east of City Hall, and referred the item to the City Manager for additional information regarding the developer selection process for the site; and

WHEREAS, on May 18, 2015, by Roll Call No. 15-0870, City Council received and filed a communication from the City Manager setting forth the process for selecting a developer and development process for the site; and

WHEREAS, in accordance with said Council direction, City staff solicited additional interest in the site based on a variety of criteria, including creation of connectivity in downtown and providing appropriate context with City Hall and East Village, and requested additional proposals from any other interested developers by June 12, 2015; and

WHEREAS, no additional proposals were received in response to the staff solicitation described above, and the City Manager's Office continues to recommend working with 219 East Grand, LLC to further define the development proposal and to negotiate preliminary terms of agreement.

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

1. That the communication from the City Manager regarding development of the City-owned parking lot east of City Hall, as fully set forth in Council Communication No. 15-318, is hereby received and filed.
2. That 219 East Grand, LLC is hereby selected as the City's preferred developer for the City-owned parking lot east of City Hall.
3. That the City Manager and his designee(s) are directed to work with 219 East Grand, LLC, regarding programming, design, and financial proposals for such development, and to submit to City Council the preliminary terms of agreement for this developer-initiated

(continued)



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proposal, and/or to request from City Council approval to issue a Request for Proposals, commence preliminary negotiations with alternate developers or to take other appropriate action, no later than December 31, 2015.

(Council Comm. No. 15-318)

MOVED BY Gatto TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin Council 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.

Diane Rauh

City Clerk