

★ Roll Call Number  
17-0783

Agenda Item Number  
47 ✓

Date May 8, 2017

REIMBURSEMENT RESOLUTION FOR GEOTECHNICAL COSTS  
ASSOCIATED WITH REDEVELOPMENT OF CITY-OWNED LAND IN  
CENTRAL PLACE BUSINESS PARK

WHEREAS, the City owns several parcels of land located along Vermont Street between Indiana Avenue and Forest Avenue within the Central Place Business Park, which were acquired for sale for redevelopment; and,

WHEREAS, the City staff are working with a business interested in purchasing the parcels for redevelopment, and that business caused Allender Butzke Engineers, Inc., to perform a geotechnical exploration of the parcels for the purpose of guiding the design and construction of the new development proposed on the parcels; and,

WHEREAS, the geotechnical exploration found fill with various concentrations of cinders, brick, wood, and metal, near depths ranging from 1 foot to about 5 feet below the existing grades, and further information regarding the extent and character of the subsurface debris is now needed to determine the cost of the remediation activities necessary to allow development of the site; and,

WHEREAS, the City staff propose to administratively contract to have further excavations performed on the site to determine the extent and character of the subsurface debris at an estimated cost of up to \$25,000; and,

WHEREAS, the City Manager recommends that the City advance funds from the Economic Development Enterprise Account up to a maximum of \$25,000, to pay for further excavations on the site, with such advance to be treated as an internal loan and reimbursed from future tax increment revenues from the Central Place Industrial Park Urban Renewal Area.

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

1. The City Council hereby finds that the advance of up to \$25,000 from the Economic Development Enterprise Account, to fund further excavations upon the City-owned parcels in the Central Place Business Park, is necessary for the redevelopment of the parcels in conformance with the Metro Center Urban Renewal Plan, and is hereby approved.
2. The advance of such funds shall be treated as an internal loan to the special fund created pursuant to Iowa Code §403.19 for the Central Place Industrial Park Urban Renewal Area, and such loan shall be certified as an indebtedness payable from such special fund,

( continued )

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and shall be repaid from the tax increment revenues received with respect to the Central Place Industrial Park Urban Renewal Area, as those funds become available.

( Council Communication No. 17- 418 )

MOVED by Hensley to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown

Assistant City Attorney

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| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE         | ✓    |      |      |        |
| COLEMAN        | ✓    |      |      |        |
| GATTO          | ✓    |      |      |        |
| GRAY           | ✓    |      |      |        |
| HENSLEY        | ✓    |      |      |        |
| MOORE          | ✓    |      |      |        |
| WESTERGAARD    | ✓    |      |      |        |
| TOTAL          | 7    |      |      |        |

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.

MOTION CARRIED APPROVED T. M. Franklin Council Mayor

Diane Rauh City Clerk