



Roll Call Number

18-1618

Agenda Item Number

43 ✓

Date September 24, 2018

APPROVING COORDINATION WITH THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION TO DISTRIBUTE A REQUEST FOR PROPOSALS FOR THE RAILPORT TRANSLOADING FACILITY, AND DIRECTING THE CITY MANAGER TO SOLICIT ADDITIONAL PROPOSALS

WHEREAS, on October 20, 2014, by Roll Call No. 14-1667, the City Council received and filed the Des Moines Rail Transload Feasibility Study (“Transload Study”), as commissioned and approved by the Des Moines Area Metropolitan Planning Organization (MPO) to examine the need for a rail port or transload facility for transfer of shipments of products from one mode of transportation (rail or vehicular) to the other to assist and attract Des Moines area businesses transporting goods to and from the area; and

WHEREAS, the Transload Study followed prior studies of regional goods movement by the MPO in 2002, 2006 and 2013 that identified issues with the efficient movement of goods including rising fuel costs, interstate congestion, and a need to identify changes that could be made by the rail and truck industries to address these issues; and

WHEREAS, the Transload Study identified City-owned real property located at 200 SE 15th Street (“Property”) as the preferred site for a Rail Transload Facility (“Facility”) due to the convergence of Class I and II rail lines in the area including BNSF Railway Company, Norfolk Southern Railway Company, Union Pacific Railroad Company, and Iowa Interstate Railroad Company, and the proximity to the planned extension of the SE Connector to Highway 65 to promote vehicular access to the facility; and

WHEREAS, on October 20, 2014, by Roll Call No. 14-1668, the City Council approved an agreement for professional services with McClure Engineering Company (“McClure”), using subconsultant Engineered Rail Solutions, LLC, to review the potential options for development of the Facility and preparation of a Request for Proposals to locate a developer and operator for the Facility, and further approved submitting a Letter of Support to the IDOT RRLG Program as requested by the MPO; and

WHEREAS, on May 4, 2015, by Roll Call No. 15-0771, the City Council approved distribution by City staff of a Request for Qualifications and a Request for Proposals to select a preferred developer for the Facility; and

WHEREAS, on November 6, 2017, by Roll Call No. 17-1916, the City Council held a public hearing and approved an installment sales contract for the Property to be developed for the Facility, which contract has since been terminated; and

WHEREAS, the Des Moines Area Metropolitan Planning Organization (MPO) has prepared a Request for Proposal (RFP) document for Facility Development and Operations, and has requested that the City work with the MPO on distribution of said RFP and selection of a preferred developer for the Facility; and

WHEREAS, the City Manager recommends that the City simultaneously solicit additional proposals from industrial real estate brokers and/or their clients for alternative purchase, use and development of the Property, other than for the Facility or other than for speculative property acquisition purposes; and

WHEREAS, a recommendation regarding the preferred developer(s) resulting from the MPO’s RFP process and the City’s development proposal process will be returned to City Council for consideration and approval prior to commencing development negotiations with said developer(s) for the Facility or for an alternative purpose.



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

1. That the City Manager and his designee(s) are authorized and directed to work with the MPO on distribution of the MPO Request for Proposal for Des Moines Transload Facility Development & Operation, in substantially the form on file in the office of the City Clerk and following final approval as to form by the City's Legal Department, and to review and evaluate the responses received for selection of a preferred developer.
2. That the City Manager and his designee(s) are further authorized and directed to solicit information and proposals for alternative purchase, use and development of the Property, other than for the Facility and other than for speculative property acquisition purposes, and to review and evaluate the responses received for selection of a preferred developer.
3. Following such evaluation and selection, the City Manager is authorized and directed to submit to City Council a recommendation regarding the preferred developer(s) for consideration and approval prior to commencing negotiations for sale or development of the Property.

(Council Comm. No. 18-478)

MOVED BY Gatto TO ADOPT.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
BOESEN	✓			
WESTERGAARD	✓			
TOTAL	7			
MOTION CARRIED			APPROVED	

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.

J. M. Franklin Cownie Mayor

Diane Rauh City Clerk