



Roll Call Number

19-2061

Agenda Item Number

59

Date December 16, 2019

**RECEIVE AND FILE PROPOSAL FROM JSC PROPERTIES, LLC TO REDEVELOP
THE CITY-OWNED PROPERTIES LOCATED WITHIN THE MARKET DISTRICT,
AND DIRECTING STAFF TO NEGOTIATE DETAILS OF
A REDEVELOPMENT PROPOSAL**

WHEREAS, the City of Des Moines owns approximately six blocks of real estate located in the Market District of the East Village (the “City-Owned Property”); and,

WHEREAS, the City Council adopted a master plan for the Market District of the East Village on November 4, 2019 in Roll Call Number 19-1761 (the “Master Plan”); and,

WHEREAS, JSC Properties, LLC (Jim Cownie, Chairman, 350 East Locust Street, Suite 500, Des Moines, IA has submitted a proposal to the City that is consistent with the Master Plan and shows interest in re-developing a large area in the Market District as a high-quality mixed-use development that could include residential, office, hotel, retail and entertainment venues consistent with the master plan for the Market District; 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 documentation from JSC Properties related to its interest in redeveloping the City-Owned Property in the Market District is hereby received and filed.
2. The City Manager and his designees are hereby authorized and directed to negotiate with JSC Properties to prepare a formal agreement for the sale and purchase of the City-Owned Property as part of an Urban Renewal Development Agreement and to entertain competing proposals from any other interested developers.

(Continued)



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- 3. The City Manager and his designees shall submit to the Council a reasonable competitive bidding process for the sale and redevelopment of the City-Owned Property for approval and a proposed final agreement for acceptance and potential approval following the approved process.

MOVED by Gatto to adopt.

(Council Communication No. 19- 558)

FORM APPROVED:

Thomas G. Fisher Jr.

Thomas G. Fisher Jr.
Assistant City Attorney

*Mayor Cownie abstains from voting based on an appearance of a conflict of interest.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
* COWNIE				
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	6			

CERTIFICATE

I, P. Kay Cmelik, 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

J. M. Franklin Cownie Mayor

P. Kay Cmelik City Clerk