

Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:	ITEM _____
01-472	OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA
AGENDA:	SYNOPSIS -
SEPTEMBER 10, 2001	On the September 10, 2001, Council agenda is a roll call approving a License Agreement with Nationwide Insurance allowing them access to a portion of Parcel C (i.e., the northeast one-quarter of the block bounded by 12th, Walnut, 13th, and Locust) prior to conveyance. As part of the License Agreement, Nationwide agrees to extend the conveyance date of Parcel C from December 31, 2001 to a date no later than April 30, 2002.
SUBJECT: LICENSE AGREEMENT WITH NATIONWIDE INSURANCE	FISCAL IMPACT -
TYPE:	The license is a temporary arrangement, and there is no revenue or expense for the City.
<u>RESOLUTION</u> ORDINANCE RECEIVE/FILE	RECOMMENDATION -
SUBMITTED BY:	Approval.
RICHARD CLARK DEPUTY CITY MANAGER	BACKGROUND - On March 20, 2000, by Roll Call No. 00-796, the City Council approved a Contract for Sale of Land for Private Redevelopment between the City and Nationwide Mutual Insurance Company, which provides for the sale to Nationwide of Parcel C consisting of the block bounded by Locust, Walnut, 12th, and 13th as a part of Nationwide's Allied Gateway Campus. The City has acquired the properties comprising Parcel C, but is not ready to convey the entire parcel. Once all tenants are relocated, the City is required to demolish and backfill all basements for conveyance to Nationwide. It is anticipated that the tenant in Parcel C (Electrical Engineering and Equipment Company) will be vacated by October 2001. The proposed amendment will allow the City to carry

out its obligations under the contract and convey Parcel C when this is accomplished.

Nationwide desires to use the Licensed Area prior to conveyance in order to stage materials and equipment for construction of the office building and structured parking facility contemplated by the Development Agreement. The License Agreement will allow this to occur until such time that 3E vacates the entire parcel and the City is prepared to convey Parcel C to Nationwide.
