


COUNCIL COMMUNICATION

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|  CITY OF DES MOINES OFFICE OF THE CITY MANAGER | Number: | 22-496 | Meeting: | October 24, 2022 |
| | Agenda Item: | 58A | Roll Call: | 22-1687 |
| | Submitted by: | Michael Ludwig, Interim Development Services Department Director | | |

AGENDA HEADING:

Resolution Approving Final Terms of an Urban Renewal Development Agreement with Employers Mutual Casualty (EMC) Company for the construction of the Urban Park Stairway Nodal Area at 701 Walnut Street.

SYNOPSIS:

On January 10, 2022, by Roll Call Number 20-0062, the City Council approved the execution of a lease with EMC Company, an Iowa corporation, located at 717 Mulberry Street, Des Moines, Iowa 50309, for the use of parkland real estate and park improvements at 701 Walnut Street, Des Moines, Iowa 50309. A stairway connecting the urban park to the skywalk system will be constructed to provide increased activation and access for users of both amenities.

The Office of Economic Development has negotiated final terms of an urban renewal development agreement with EMC, which provides for an economic development grant to serve as the mechanism for partnering in the construction of the stairway access.

FISCAL IMPACT:

Amount: Not to exceed \$211,000.

Funding Source: Economic Development Enterprise Account – Fund S743, Org. Code CM025033

ADDITIONAL INFORMATION:

- Total cost of the stairway is expected to exceed \$630,000. The negotiated terms call for the City to provide reimbursement for up to one-third of the cost to construct the stairway connection.
- Grant will be provided upon issuance of Certificate of Occupancy for the park project and the City's receipt of documented costs for stairway construction.

Vicinity Map



PREVIOUS COUNCIL ACTION(S):

Date: January 10, 2022

Roll Call Number: [22-0061](#) and [22-0062](#)

Action: Regarding items related to EMC Lease Agreement as follows:

- (A) Public hearing on the proposition to authorize a lease with Employers Mutual Casualty Company (EMC) for the lease of real estate and park improvements at located at 701 Walnut Street for use by the Parks and Recreation Department as a public park. ([Council Communication No. 22-003](#)) Moved by Mandelbaum to adopt. Motion Carried 6-1. Nays: Sheumaker.
- (B) Approving form and authorizing execution of the lease agreement. Moved by Mandelbaum to adopt. Motion Carried 6-1. Nays: Sheumaker.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: November 2, 2021

Resolution Number: NA

Action: Motion to approve final design as presented by Morgan Huggins. Seconded by Ward. Motion carried. Yes – 7, No – 0, Absent – 3, Abstain – 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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