



Date June 22, 2015

COMMUNICATION FROM CITY MANAGER REGARDING PROPOSED REDEVELOPMENT OF ALLEY RIGHTS-OF-WAY AND ADJOINING PROPERTIES LOCATED AT 103 AND 123 SW 3RD STREET AND 106 AND 112 SW 2ND STREET BY ROERS INVESTMENT FOR PROPOSED MULTI-FAMILY RESIDENTIAL HOUSING PROJECT

WHEREAS, Roers Investments (“Developer”) has requested to purchase the City-owned vacated alley rights-of-way located adjacent to properties at 103 and 123 SW 3rd Street and 106 and 112 SW 2nd Street for the purpose of incorporating said alleys into development of a new 211-unit, market-rate, multi-family residential housing project; and

WHEREAS, on June 15, 1992, by Roll Call No. 92-2205, City Council approved the vacation of these alley rights-of-ways, but has retained ownership thereof; and

WHEREAS, the City Real Estate Division has appraised the alleys and determined a fair market value of \$280,000; and

WHEREAS, the Developer is performing its due diligence prior to closing on the above-referenced parcel purchases, including meeting with City staff on design and site plan requirements, and has requested that City Council approve further negotiation of the development and of the sale of the alley rights-of-way before moving forward on the project design; and

WHEREAS, the City Manager’s Office recommends working with the Developer to further define the development proposal and to negotiate terms of agreement and alley sale.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA, that:

1. The communication from the City Manager regarding development of the City-owned vacated alleys adjoining 103 and 123 SW 3rd Street and 106 and 112 SW 2nd Street, as fully set forth in Council Communication No. _____, is hereby received and filed.
2. The City Manager or his designee are directed to work with Roers Investment regarding design and financial proposals to facilitate the proposed market-rate multi-family housing project, including terms of development agreement and sale of the above-described vacated alley rights-of-way, Urban Design Review Board and Plan and Zoning Commission review and recommendation, and review by any other City Boards and Commissions as necessary.
3. Following said negotiations and Board and Commission reviews, the City Manager or his designee are directed to make a recommendation to Council on the final terms and conditions of the development agreement and sale of the alley rights-of-way as set forth in the Council Communication No. _____.

★ Roll Call Number

Agenda Item Number

64

Date June 22, 2015

(Council Comm. No. 15-325)

Moved by _____ to adopt.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MAHAFFEY, MOORE, TOTAL, MOTION CARRIED, APPROVED, Mayor.

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.

City Clerk