



Date June 22, 2020

APPROVING AMENDMENT TO THE CONCEPTUAL DEVELOPMENT PLAN FOR THE SOUTHRIDGE MALL TO INCLUDE THE PROPOSED JOHNSON HEALTHCARE REAL ESTATE (DEREK WEAVER, SENIOR VICE PRESIDENT) VETERANS AFFAIRS CLINIC AT 1211 EAST ARMY POST ROAD

WHEREAS, on June 22, 2015, the City Council approved an Amended and Restated Urban Renewal Development Agreement with Macerich Southridge Mall LLC and Southridge Adjacent, LLC, a related company, collectively "Macerich" and represented by Scott McMurray, whereby Macerich has undertaken to redevelop and improve the Southridge Mall and the adjoining frontage lots in conformance with an approved Conceptual Development Plan and minimum development standards, in consideration of a separate economic development grant for each phase of the improvements to be paid in installments from the project generated tax-increment financing (TIF) from that phase; and

WHEREAS, Macerich, through Johnson Healthcare Real Estate (Derek Weaver, Senior Vice President), proposes to redevelop the former Toys-R-Us building at 1211 East Army Post Road within the Southridge Mall site, which building had become largely vacant and was in need of significant new investment, into a multi-specialty outpatient clinic leased and operated by the U.S. Department of Veterans Affairs (VA), and seeks City approval of an amendment to the approved Conceptual Development Plan for the Southridge Mall to include the VA clinic as a separate phase of the improvements; and

WHEREAS, on June 2, 2020, the Urban Design Review Board reviewed and voted 9-0 to **APPROVE** the proposed Conceptual Development Plan for the VA clinic as an amendment to the approved Conceptual Development Plan for the Southridge Mall; and

WHEREAS, a copy of the Conceptual Development Plan for the proposed VA clinic is on file in the office of the City Clerk.

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

1. The Conceptual Development Plan for the proposed VA clinic at 1211 East Army Post Road is hereby approved as an amendment to the overall Conceptual Development Plan for the Southridge Mall. The proposed VA clinic and the underlying parcel as shown by the Conceptual Development Plan are also approved as a separate phase of the Improvements under the Amended and Restated Urban Renewal Development Agreement.
2. No amendment to the text of the Amended and Restated Urban Renewal Development Agreement is intended by this action.



Roll Call Number

Agenda Item Number

52

Date June 22, 2020

(Council Communication No. 20- **285**)

MOVED by _____ to adopt.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

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

_____ Mayor

_____ City Clerk

 **Roll Call Number**

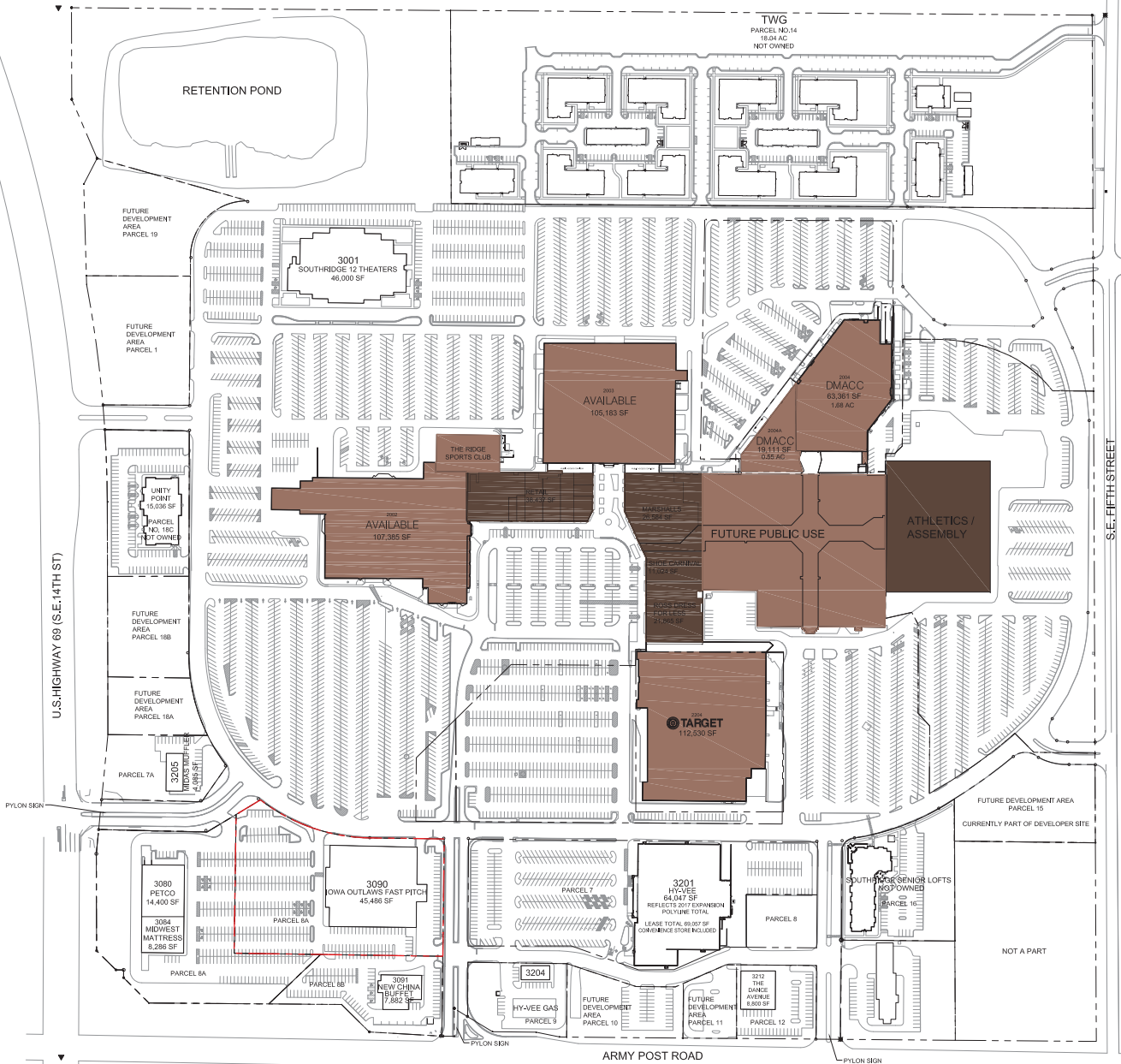
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52

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(continued)



LEGEND

--- Limits of New Construction



NORTH