



Date October 21, 2013

**RESOLUTION APPROVING ISSUANCE OF A REQUEST FOR PROPOSALS
(RFP) FOR REDEVELOPMENT OF THE CURRENT 7TH & GRAND
PARKING GARAGE SITE AND THE FORMER YWCA SITE**

WHEREAS, the City Manager issued a Request For Qualifications ("RFQ") to identify qualified developers interested in redeveloping the City-owned Property, consisting of the current 7th and Grand Parking Garage site and the former YWCA site, for a mixed use project with replacement public parking, street and skywalk retail or restaurant uses, and potential housing or commercial uses; and,

WHEREAS, responses to the RFQ were received from five development teams, and on July 29, 2013, by Roll Call No. 13-1235, the City Council approved the City Manager's recommendation to select the following development teams:

- Hubbell Realty Company, The Weitz Company, and BNIM, represented by Steve Niebuhr, Senior Vice President, 6900 Westown Parkway, West Des Moines, IA 50266
- The Opus Group, represented by Jeff Smith, Director, 1200 35th Street, Suite 206-11, West Des Moines, IA 50266
- Ryan Companies, OPN Architects, and The Excelsior Group, represented by Brad Schoenfelder, Vice President Development, 14001 University Avenue, Suite 300, Clive IA 50325

as qualified developers with a strong track record of developing and financing complicated, infill, mixed-use projects, and to solicit more specific proposals from these teams through a Request for Proposals ("RFP") process; and,

WHEREAS, the City Manager has prepared a Request for Proposals ("RFP") which is on file and available for public inspection in the office of the City Clerk which further defines the City's goals and objectives for the redevelopment of the Property and seeks proposals consistent with those goals and objectives from the three selected development teams to be submitted to the City by December 20, 2013.

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

1. The Request for Proposals identified above is hereby approved. The three selected development teams are asked to submit their proposals for the redevelopment of the Property in conformance with the RFP, to the Office of Economic Development by December 20, 2013.
2. The City Manager is hereby further authorized and directed to review all proposals timely submitted by the selected development teams, to conduct developer interviews and seek

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such additional information as may be appropriate, and to make a recommendation to the City Council on the selection of a Designated Development Team with whom the City will negotiate an agreement for the sale and redevelopment of the Property.

3. The City Council hereby gives notice of its intent that in the event a Designated Development Team is selected, and the City Manager is able to negotiate a proposed Agreement with the Designated Development Team for the sale and redevelopment of the Property upon terms acceptable to the City Council, the City Council would then declare its intent to approve the sale of the Property for redevelopment in conformance with that Agreement at a future public hearing, unless a competing proposal that exceeds the standards established by that Agreement is received within a designated time period of not less than 30 days after publication of notice of the public hearing. Unless a competing proposal which exceeds the standards established by the proposed Agreement is received within such designated time period, it is the further intent of the City Council to take action at that public hearing to approve the sale to the Property to the Designated Development Team.

4. The issuance of the RFQ and RFP together with the subsequent published declaration of intent referenced in paragraph 3 above, are hereby determined to comply with the provisions of Iowa Code §403.8(2) requiring "reasonable competitive bidding procedures" for the sale of the Property, and this process is hereby determined to be the appropriate method for making the Property available for sale and redevelopment in accordance with the Urban Renewal Plan for the Metro Center Urban Renewal Area.

MOVED by Hensley to adopt; refer to the City Manager to develop a comprehensive communication strategy for the (Council Communication No. 13- 520) project.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin 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.

Diane Rauh City Clerk