



Roll Call Number

21-1436

Agenda Item Number

45

Date September 13, 2021

**RESOLUTION CONTINUING PUBLIC HEARING ON DEVELOPMENT PROPOSAL FROM
DES MOINES CLIMATE CONTROLLED SELF STORAGE, LLC (MARK BOCKENSTEDT)
TO DEVELOP CITY-OWNED PROPERTY IN THE VICINITY OF
503 SOUTHEAST 12TH STREET IN THE METRO CENTER URBAN RENEWAL AREA**

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council of the City of Des Moines approved the Urban Renewal Plan for the Metro Center Urban Renewal Project, and such Plan has been amended twenty-eight times (the urban renewal plan as so amended is herein referred to as the “Plan”), encompassing an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and

WHEREAS, on June 28, 2021, by Roll Call No. 21-0980, the City Council authorized the City Manager to negotiate an urban renewal development agreement based on preliminary terms of agreement with Des Moines Climate Controlled Self Storage, LLC, represented by Mark Bockenstedt, owner (“Developer”), for redevelopment of real property locally known as 503 Southeast 12th Street with construction of a four-story indoor climate-controlled storage facility (“Phase 1 Improvements”) in the Metro Center Urban Renewal Area, on property that is at a highly visible location along East Martin Luther King, Jr. Parkway and near the Market District redevelopment area; and

WHEREAS, said project may include a second four-story indoor climate-controlled storage facility at the site (“Phase 2 Improvements”), at an estimated total project cost for both Phases of \$15,500,000.00; and

WHEREAS, said terms of agreement include the sale of a 62,259 square-foot City-owned vacant parcel (“City-owned property”) adjoining, and for assemblage with, the development site owned by the Developer, with anticipated construction of the Phase 1 Improvements to commence in late 2021 and completion in late 2023, and the Phase 2 Improvements commenced by the spring of 2027 and completed by the end of 2028; and

WHEREAS, the Developer and City staff have negotiated an Urban Renewal Development Agreement (“Development Agreement”) for Developer to purchase and develop the City-owned property, and to develop the adjoining development site owned by Developer, in exchange for economic development assistance up to \$1,200,000.00 total for completion of both project Phases, which Development Agreement is in substantially the form on file in the office of the City Clerk; and

WHEREAS, on August 9, 2021, by Roll Call No. 21-1220, the City Council accepted the Developer’s proposal to purchase the City-owned property and to develop the site as described above and in said Roll Call, set the date of public hearing on the property sale and on Developer’s proposal for September 13, 2021, in the Council Chambers, and established the competitive bid process and deadlines related to the purchase and development of the City-owned property; and

WHEREAS, due notice of the public hearing on the property sale and on Developer’s proposal was given as provided by law, setting forth the time and place for hearing on said property sale and proposal and providing information regarding the competitive bid process and deadlines related to the purchase and development of the City-owned property; and



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WHEREAS, additional time is required to obtain Urban Design Review Board recommendation on the Conceptual Development Plan for the project prior to Council consideration, and thus a continuation of the public hearing to October 18, 2021 has been requested by the Developer and by the Office of Economic Development.

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

1. The public hearing for consideration of the Developer's proposal for development of the City-owned property and adjoining development site in the vicinity of 503 SE 12th Street in the Metro Center Urban Renewal Area, as described above and in Roll Call No. 21-1365 and in form on file in the Office of the City Clerk, be and is hereby opened and continued to October 18, 2021, at 5:00 p.m. in the City Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.
2. The competitive bid process and deadlines stated in Roll Call No. 21-1365 remain applicable.
3. Following public hearing, as continued, on October 18, 2021, as set herein above, the City Council may take action to select the Developer's proposal, a competing proposal, or no proposal, and to approve sale of the City-owned property.

MOVED BY Gatto 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	6			1

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.

P. Kay Cmelik

City Clerk

J. M. Franklin Cownie
Mayor

MOTION CARRIED

APPROVED