



Roll Call Number

21-1589

Agenda Item Number

46

Date October 18, 2021

**RESOLUTION DISMISSING 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 and potential construction of a second similar facility 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, the Developer and City staff 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; 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

WHEREAS, on September 13, 2021, by Roll Call No. 21-1436, the City Council continued said hearing to the City Council meeting on October 18, 2021, to allow additional time to obtain Urban Design Review Board recommendation on the Conceptual Development Plan for the project prior to Council consideration; and

WHEREAS, further project planning by the Developer has identified unforeseen conditions related to the subject property, which will require the Developer to reevaluate the scope of the proposed improvements and to slightly delay the proposed project schedule, and City staff recommends further review of proposed economic development assistance for the project; and

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WHEREAS, City staff anticipates negotiating further with the Developer and updating the proposed Development Agreement to reflect the revised project scope and economic development assistance related thereto, and submitting the updated Development Agreement to City Council for consideration at an upcoming Council meeting.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the public hearing on the proposed Development Agreement between the City and Des Moines Climate Controlled Self Storage, LLC for development of City-owned property in the vicinity of 503 Southeast 12th Street is hereby dismissed, and the matter of the currently proposed Development Agreement is withdrawn from City Council consideration.

(Council Comm. No. 21-436)

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	7			

J. M. Franke Cownie
 Mayor

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