

**Subject:** Resolution Approving the Purchase of 150 Thompson Ave. E. and 1520 Robert St. S.

<b>Meeting Date:</b> Monday, August 8th, 2022	
<b>Submitted/Presented by/Department:</b> Ben Boike - Community Development	
<b>Action Type</b>	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Other: Closed Session
<b>Action</b>	
City Staff requests that the EDA approve the attached resolution approving the purchase of 150 Thompson Ave E. and 1520 Robert St. S. for redevelopment purposes.	
<b>Background</b>	
<p>Staff has negotiated the attached Purchase Agreement with Hy-Vee, Inc. to acquire the following three parcels currently owned by Hy-Vee, the former YMCA parcel (150 Thompson Ave. E.), the vacant parcel north of the former AutoZone, and the former AutoZone parcel (1520 Robert St.). In addition, as discussed at previous EDA meetings, Staff has completed visioning for the redevelopment of the project area (see attached). Staff has utilized the visioning document in meetings with three developers to date, two of which are interested and currently working on proposals.</p> <p>The attached Purchase Agreement includes the following terms:</p> <ol style="list-style-type: none"> <li>1. Purchase price of \$5,200,000</li> <li>2. Closing date of December 15, 2022</li> <li>3. Purchase agreement can be assigned to a developer prior to the closing date</li> <li>4. City to pay real estate taxes and maintain the property from Purchase Agreement approval through Closing or termination of the Purchase Agreement.</li> <li>5. Purchase Agreement may be terminated by the City prior to closing date.</li> <li>6.. Hy-Vee to provide available property surveys, tests and reports</li> </ol> <p>Moving forward, Staff is hoping to select a preferred developer within the next 30 days. Selection criteria will be based on development experience, development partners, timeline, and financial capacity, including capacity to construct the public infrastructure component. Once a developer is selected, Staff will negotiate a Development Agreement with the selected developer with the goal of obtaining Development Agreement approval by the EDA prior to the closing date of December 15th. The plan would be to assign the Purchase Agreement to the selected Developer prior to the closing date and have the Developer purchase/close on the</p>	

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property. Should timing not allow the City to assign the Purchase Agreement by the closing date, the City may opt to purchase the property and then sell the property to the Developer.	
<b>Attachments</b>	
Resolution Purchase Agreement	
<b>Previous Relevant Actions</b>	
N/A	
<b>Alternatives</b>	
N/A	
<b>Financial</b>	
Budgeted: <input type="checkbox"/> Yes	<input type="checkbox"/> No Financial Impact
Fund:	
Department: Click or tap here to enter text.	
Account:	
Amount: \$5,200,000	