

Minutes  
Des Moines City Council  
Municipal Facilities Committee Minutes  
North Conference Room  
21630 11<sup>th</sup> Avenue S, Des Moines  
August 15, 2013 – 5:30 p.m.

**CALL TO ORDER**

Chair Melissa Musser called the meeting to order at 5:31 p.m.

**ROLL CALL**

Councilmembers present: Chair Melissa Musser, Carmen Scott and Jeremy Nutting.

Staff present: City Manager Tony Piasecki; Parks, Recreation and Senior Services Director Patrice Thorell; Harbormaster Joe Dusenbury; Community Development Manager Denise Lathrop; Management Consultant Grant Fredricks; City Clerk Bonnie Wilkins.

Also present: Destination Des Moines President Tony Hettler.

**AGENDA**

Marina Development RFQ Continued Discussion.

Council and staff each presented their list of likes/dislikes from the Marina RFQ Presentations.

<u>COUNCIL/STAFF</u>	<u>GROUP</u>	<u>LIKES</u>	<u>DISLIKES</u>
Grant Fredricks	ARCADD	*Grandness of proposal *Striking/eye catching *Local Rep/Engaged *Boutique Hotel	*Approach to parking *Approach to financing, can they deliver product *Downtown wasn't in consideration *Didn't incorporate Harbormaster
	GOODFIT	*Appealing feature	*Drawing economic activity away from downtown *Seasonal/not yet year-round level of activity *How will parking work *Harbormaster accommodations/ CSR Boatyard

Tony Hettler	ARCADD	<ul style="list-style-type: none"> <li>*Concept/Presentation</li> <li>*Build businesses in Marina</li> <li>*Innovative/bold design</li> <li>*Kept within committee context</li> </ul>	<ul style="list-style-type: none"> <li>*Operational Marina</li> <li>*Not as familiar with site as they should have been</li> <li>*How to get it off the ground, how to pay for it</li> </ul>
	GOODFIT	<ul style="list-style-type: none"> <li>*Nice Design</li> </ul>	<ul style="list-style-type: none"> <li>*Goal/vision</li> <li>*Opportunities</li> <li>*Growth</li> <li>*Parking</li> <li>*Financial/overall performance</li> </ul>
Jeremy Nutting	ARCADD	<ul style="list-style-type: none"> <li>*Allison-strong attribute</li> </ul>	<ul style="list-style-type: none"> <li>*Bold idea without knowing the operation of the Marina</li> <li>*Few projects/fruition/funding</li> <li>*Way too hard to keep up and maintain/constant upkeep</li> </ul>
	GOODFIT	<ul style="list-style-type: none"> <li>*Open air market</li> <li>*2<sup>nd</sup> Floor Restaurants</li> <li>*Epicurean, spot on</li> </ul>	<ul style="list-style-type: none"> <li>*Parking-covered whole Marina</li> <li>*Traffic flow/footpath to downtown</li> </ul>
Melissa Musser	ARCADD	<ul style="list-style-type: none"> <li>*Allison/knows other waterfront areas</li> <li>*Had a plan for foot traffic (6<sup>th</sup> to 223<sup>rd</sup>)</li> <li>*Noted Maritime business-showrooms/launch ramps</li> </ul>	<ul style="list-style-type: none"> <li>*Very big/not what was envisioned illustrations, oral presentation, photos</li> <li>*Night of presentation was first time at the Marina</li> </ul>
	GOODFIT	<ul style="list-style-type: none"> <li>*Bigger boost to Marina seasonally</li> <li>*Ferry draw</li> <li>*2<sup>nd</sup> floor wine bar</li> <li>*Gut check-liked the people</li> <li>*As City, have the final say over product</li> </ul>	<ul style="list-style-type: none"> <li>*Parking/connectivity to downtown</li> </ul>

Carmen Scott	ARCADD	*Responded to what we asked for *Qualified to do the work *Background knowledge *A lot of ideas on where to go next	*Focusing too much on Marina, not enough on Downtown, parking and connectivity *Not a lot of Marina knowledge
	GOODFIT	*Interesting drawing, flaws that are solvable	*Downtown, parking and connectivity *Is it the right value for the length of time of project
ALL	ARCADD	*Liked Allison – good selling point, good fit *Grand plan that makes sense *Unique	*Parking *Financial *Operational Marina
	GOODFIT		*Not broad enough *Sustainable *Harbormaster

What's next:

Follow up with letter

Questions to ask:

1. Financing

Who

Track record

2. Parking

Takes away space

Doesn't replace what's taken away

3. Connection to Downtown

Enhance

Needs to be revenue positive

Other thoughts:

1. Others may not have seen RFQ
2. Others may have been too busy to respond to RFQ
3. Meet with Hebert Kennedy for outreach to others
4. Reach out to those that were expected to respond but didn't
5. Continue with both presenters

At 6:22 p.m. Chair Melissa Musser adjourned the meeting.

Submitted by:  
Bonnie Wilkins  
City Clerk