


COUNCIL COMMUNICATION

	Number:	25-427	Meeting:	November 17, 2025
	Agenda Item:	40	Roll Call:	25-1558
	Submitted by:	Steven L. Naber, P.E., City Engineer Cody Christensen, Development Services Director		

AGENDA HEADING:

Hold hearing on conveyance of 100 11th Street to Hyper Energy Bar LLC for \$554,000.

SYNOPSIS:

Recommend approval of conveyance of 100 11th Street to Hyper Energy Bar LLC (Jennifer L. Drake, Organizer) for \$554,000. This public hearing is required by Iowa law prior to making a final determination on the proposed sale by resolution. Hyper Energy Bar LLC intends to develop the property for a drive-through and walk-up beverage store to service the Downtown Des Moines area. Conveyance of this property will reduce future maintenance costs for the City and will eliminate a nontaxable property from Downtown Des Moines. The property was originally acquired with Southeast Connector project funds, so all proceeds from the sale of the property must be returned to the Southeast Connector project account.

FISCAL IMPACT:

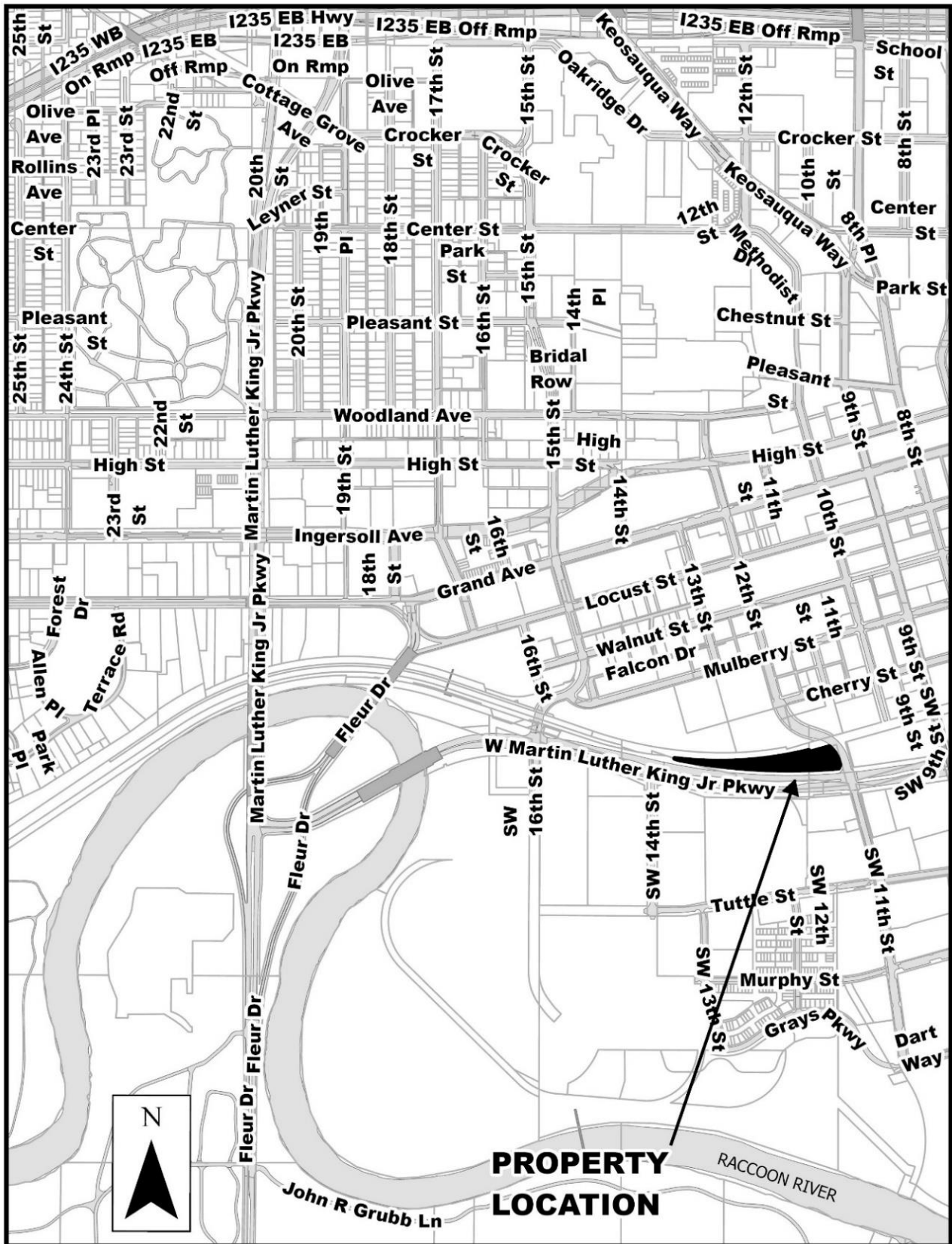
Amount: \$554,000 (Revenue)

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 119, Southeast Connector, ST256

ADDITIONAL INFORMATION:

- Hyper Energy Bar LLC has offered to purchase the City-owned property located at 100 11th Street for \$554,000, subject to the reservation of any necessary easements for all existing and future utilities upon the property, until such time as said utilities are abandoned or relocated at no cost to the City. The total purchase price of \$554,000 is equal to the estimated fair market value of the property, as determined by an independent appraiser.
- Hyper Energy Bar LLC is a retail beverage establishment specializing in the sale of energy drinks, coffee-based beverages, and other non-alcoholic refreshments along with ancillary food sales, whose primary method of service is from drive-through window(s) and walk-up service. The company has stores in other communities in Central Iowa and has been searching for a location for a Downtown Hyper Energy Bar store.

- The subject property is approximately 2.1 acres and is a triangular-shaped parcel bordered by railroad tracks to the north, West Martin Luther King, Jr. Parkway to the south and west, and 11th Street to the east. The site's irregular shape, immediate adjacency to a railroad, and an overhead electric line easement presents various development challenges. Representatives of Hyper Energy Bar LLC and City staff from various departments (Engineering, Public Works, Development Services) have been collaborating regarding the requirements for development at this site. The City purchased the property as part of the Southeast Connector project and the property has been used for stormwater management purposes since approximately 2007. Any future development at this site will be required to maintain the capacity of the existing stormwater management facility, as well as account for any new stormwater management requirements triggered by new development.
- While the proposed site and building design of this proposed development are not finalized, some elements of the proposed design (including, but not limited to, inclusion of a drive-through, one (1)-story building height, building setback, provision of surface vehicular parking, etc.) would require approval and/or conditions of approval from the Plan and Zoning Commission prior to Site Plan approval. The proposed site and building design deviates significantly from the typical site and building design envelope the City requires for Downtown development. City staff have acknowledged that 100 11th Street is a unique site, and the aforementioned site characteristics make it difficult to develop the property in a way that would conform to the City's normal site and building design regulations for this area of Downtown.
- City staff is working with representatives of Hyper Energy Bar LLC to create a site and building design concept that adequately serves vehicle, bicycle, and pedestrian traffic. Closing on the property would occur following the City's review and approval of a Conceptual Development Plan and Site Plan in accordance with applicable building codes. City staff, at its discretion, may require the proposed development to also be reviewed by the Urban Design Review Board to obtain further design input. Approval of the sale of this property by the City does not constitute a guarantee that Hyper Energy Bar LLC will receive the necessary approvals to proceed with the project.
- Upon closing on the sale of the property, Hyper Energy Bar LLC will assume all maintenance of the property, subject to the reservation of easements, including the City's right to enter the property to perform maintenance on the stormwater management facility, or any other City-owned infrastructure within the property at its discretion.



PREVIOUS COUNCIL ACTION(S):

Date: November 3, 2025

Roll Call Number: [25-1479](#)

Action: [On](#) conveyance of 100 11th Street to Hyper Energy Bar LLC, \$554,000, (11-17-25). Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board – Potential input regarding proposed site/building design.
- Plan and Zoning Commission – Public hearing regarding Type 2 Design Alternative requests for Site Plan.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.