

Date April 20, 2009

SET HEARING ON FARM LEASE AGREEMENT FOR APPROXIMATELY 241 ACRES OF CITY-OWNED PROPERTY LOCATED IN THE DES MOINES AGRIMERGENT TECHNOLOGY PARK AT SE 43RD STREET AND VANDALIA ROAD TO ROBERT CAMPFIELD FOR \$69,289.91 PER YEAR

WHEREAS, on January 26, 1998, by Roll Call No. 98-275, the City Council of the City of Des Moines approved the Southeast Agribusiness Urban Renewal Plan to create and sustain development that will generate an increased tax base and retain and create livable wage jobs in a healthy, high quality environment based upon research and development, manufacturing and other industrial uses while protecting existing residentially-zoned areas from negative impacts; and

WHEREAS, the Urban Renewal Plan includes an area designated as the Des Moines Agrimergent Technology Park located near SE 43rd Street and Vandalia Road and totaling approximately 1,177 acres more particularly described as:

Part of Sections 7,8 17 and 18, Township 78 North, Range 23 West of the 5th P.M., more particularly described as follows: Beginning at the Northeast corner of the Northwest 1/4 of said Section 8; thence South along the East line of the West 1/2 of said Section 8 to the Southeast corner of the Southwest 1/4 of said Section 8; thence continuing South along the East line of the West 1/2 of said Section 17 to the center line of the Burlington Northern Railroad right of way; thence northwesterly along said Railroad center line to the West line of said Section 7; thence North along the West line of said Section 7 to the center line of Maury Street East; thence easterly along said center line to the East line of the West 1/2 of the Northwest 1/4 of said Section 7; thence North along the East line of the West 1/2 of the Northwest 1/4 of said Section 7 to a point 330 feet South of the North line of the Northwest 1/4 of said Section 7; thence Easterly along a line parallel and 330 feet South of the North line of the Northwest 1/4 of said Section 7 to the East line of the Northwest 1/4 of said Section 7; thence North to the Northeast corner of the Northwest 1/4 of said Section 7; thence Easterly along the North line of the Northeast 1/4 of said Section 7 to the Northeast corner of the Northeast 1/4 of said Section 7; thence easterly along the North line of the Northwest 1/4 of said Section 8 to the point of beginning, all now included in and forming a part of the City of Des Moines, Polk County, Iowa and containing 1,177 Acres; and

DESCRIPTION REVIEWED
[Signature]
4/15/2009 15:00

WHEREAS, on February 20, 2009, a Request for Bid was prepared by the City’s Real Estate Division and was mailed to fourteen (14) potential farm tenants regarding the leasing of 241 acres of City-owned Property within the Agrimergent Technology Park; and

WHEREAS, on March 13, 2009, sealed bids from three prospective tenants were received and opened and Robert Campfield, 11281 SE 56th Avenue, Runnells, IA 50237, submitted the highest bid of \$287.51 per acre or \$69,289.91 per year; and

WHEREAS, based on said bid, the Real Estate Division has negotiated a Farm Lease Agreement, a copy of which is on file in the City Clerk’s office, for the 2009 growing season with Robert Campfield that will renew automatically on an annual basis, unless and until the tenant

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terminates the Agreement or the City of Des Moines terminates the Agreement for any reason by issuing a Notice of Termination of Farm Tenancy to Lessee prior to September 1 of the lease term year, as provided for in said Agreement; and which the City, by and through its Real Estate Division Manager, and Robert Campfield may amend in the future to add additional acres within the Agrimergent Technology Park to the Lease Agreement if both parties so choose.

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

1. The City Council of the City of Des Moines, Iowa proposes to enter into a Farm Lease Agreement for City-owned property within the boundaries of the Des Moines Agrimergent Technology Park at SE 43rd Street and Vandalia Road, more specifically described and for the consideration identified below, on an annual basis with automatic renewals, for an initial approximately 241 acres and with the option to amend to add additional acres within the Agrimergent Technology Park to the Lease Agreement if both parties so choose:

To: Robert Campfield

For: \$287.51 per acre per year, totaling \$69,289.91 per year for 241 acres; said total amount to increase if additional acres are added by amendment to the Lease Agreement.

Legal Description of the Des Moines Agrimergent Technology Park:

DESCRIPTION REVIEWED
Campfield
4/15/2009 15:34

Part of Sections 7,8 17 and 18, Township 78 North, Range 23 West of the 5th P.M., more particularly described as follows: Beginning at the Northeast corner of the Northwest 1/4 of said Section 8; thence South along the East line of the West 1/2 of said Section 8 to the Southeast corner of the Southwest 1/4 of said Section 8; thence continuing South along the East line of the West 1/2 of said Section 17 to the center line of the Burlington Northern Railroad right of way; thence northwesterly along said Railroad center line to the West line of said Section 7; thence North along the West line of said Section 7 to the center line of Maury Street East; thence easterly along said center line to the East line of the West 1/2 of the Northwest 1/4 of said Section 7; thence North along the East line of the West 1/2 of the Northwest 1/4 of said Section 7 to a point 330 feet South of the North line of the Northwest 1/4 of said Section 7; thence Easterly along a line parallel and 330 feet South of the North line of the Northwest 1/4 of said Section 7 to the East line of the Northwest 1/4 of said Section 7; thence North to the Northeast corner of the Northwest 1/4 of said Section 7; thence Easterly along the North line of the Northeast 1/4 of said Section 7 to the Northeast corner of the Northeast 1/4 of said Section 7; thence easterly along the North line of the Northwest 1/4 of said Section 8 to the point of beginning, all now included in and forming a part of the City of Des Moines, Polk County, Iowa and containing 1,177 Acres

2. A public hearing shall be held on May 4, 2009 at 5:30 p.m. in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At that time the City Council will consider the above-described proposal and any other(s) submitted prior to or during the public hearing.

★ Roll Call Number

Agenda Item Number

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3. The City Clerk is hereby authorized and directed to publish notice of said proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.

(Council Communication No. 09-)

MOVED by _____ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Glenna K. Frank
Assistant City Attorney

[Handwritten initials]

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, HENSLEY, KIERNAN, MAHAFFEY, MEYER, VLASSIS, and TOTAL.

CERTIFICATE

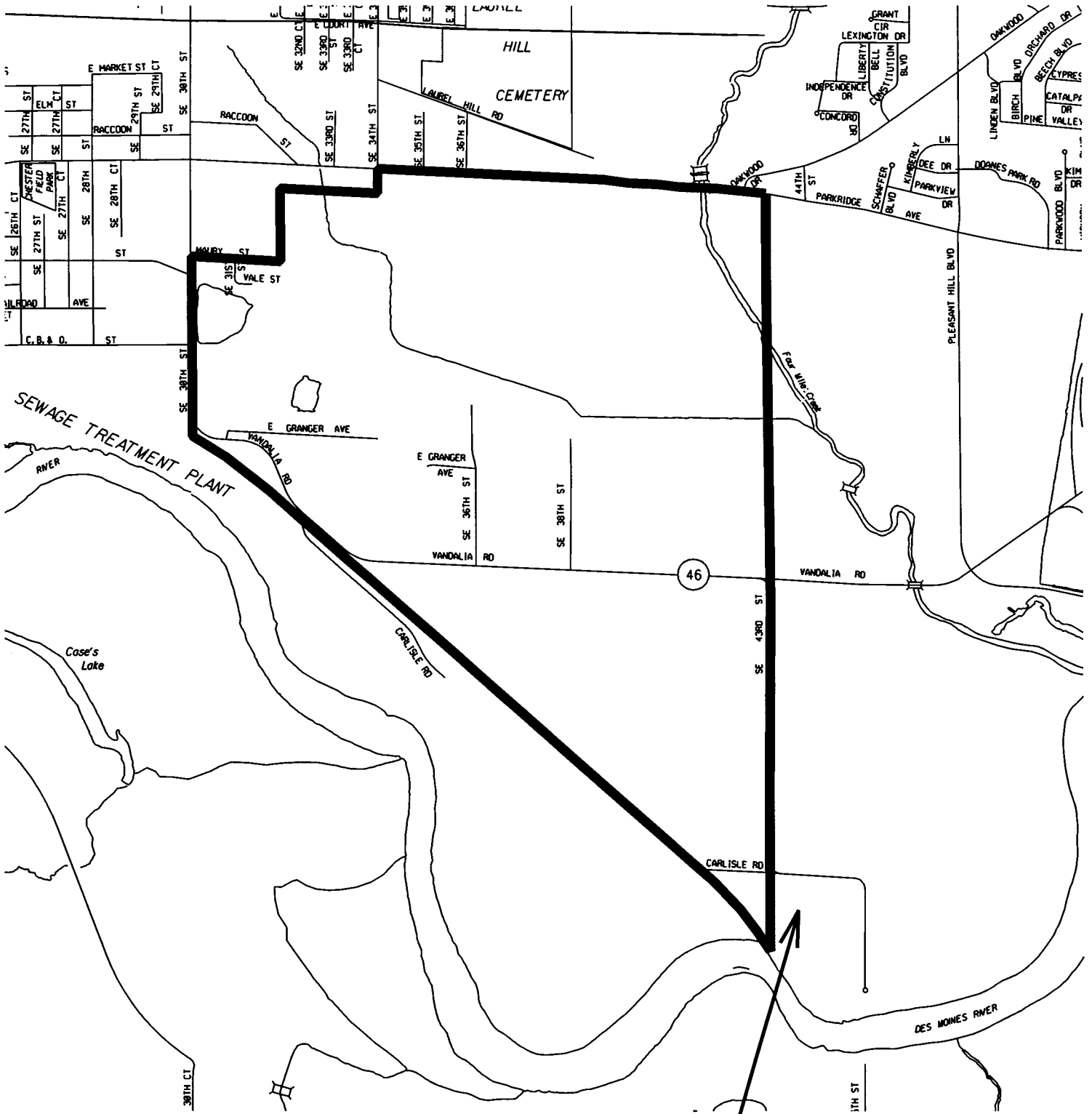
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk



PROJECT LOCATION

**DES MOINES AGRIMERGENT
TECHNOLOGY PARK
FARM LEASE AGREEMENT**

