

Date February 5, 2024

**SET HEARING FOR APPROVAL OF FORM AND AUTHORIZING EXECUTION OF  
A LEASE WITH 1901 BELL AVE, LLC FOR USE OF 4,200 SQUARE FEET OF  
WAREHOUSE SPACE LOCATED AT 1901 BELL AVENUE BY THE DES MOINES  
POLICE DEPARTMENT FOR STORAGE OF IMPOUNDED VEHICLES**

**WHEREAS**, on February 27, 1995, by Roll Call No. 95-774, the City Council of the City of Des Moines voted to authorize a lease agreement between the City of Des Moines and Jann Realty, L.P. for 4,200 square feet of warehouse space in the building located at 1901 Bell Avenue; and

**WHEREAS**, 1901 Bell Ave, LLC, successor in interest to Jann Realty, L.P., now owns property located at 1901 Bell Avenue, Des Moines, Iowa; and

**WHEREAS**, City of Des Moines Police Department wishes to continue leasing the 4,200 square feet of warehouse space located at 1901 Bell Avenue for the purpose of storing vehicles that have been seized by the City of Des Moines Police Department and are subject to State forfeiture; and

**WHEREAS**, the Real Division has negotiated a commercial lease agreement (“Agreement”) with 1901 Bell Ave, LLC that includes, among others, the following terms:

- A term of Six (6) years;
- A rental rate of \$1,350.00 per month for the first year , and 5% increases each year after that:

Year 2	\$ 1,417.50
Year 3	\$ 1,488.38
Year 4	\$ 1,562.80
Year 5	\$ 1,640.94
Year 6	\$ 1,723.00;
- City may terminate the Agreement for any reason by providing thirty days’ written notice to 1901 Bell Ave, LLC; and

**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 six-year lease agreement with 1901 Bell Ave, LLC for 4,200 square feet of warehouse space located at 1901 Bell Avenue for the storage of vehicles that have been seized by the City of Des Moines Police Department and are subject to State forfeiture.
2. A public hearing shall be held on February 19, 2024, at 5:00 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.

**Date** February 5, 2024

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.

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_.

APPROVED AS TO FORM:

/s/ Mackenzie L. Moreno  
Mackenzie L. Moreno, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

**CERTIFICATE**

I, Laura Baumgartner, 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.

\_\_\_\_\_  
Laura Baumgartner, City Clerk



