



Date June 30, 2025

**RECEIVE AND FILE COMMUNICATION FROM THE CITY MANAGER
REGARDING THE REDEVELOPMENT OF THE ARGONNE ARMORY AT 602
ROBERT D. RAY DRIVE**

WHEREAS, the City of Des Moines, Iowa (“City”) owns the property at 602 Robert D. Ray Drive (“Site”), which Site is currently occupied by several City departments, including Neighborhood Services, Development Services, Information Technology, Facilities, and the Litigation Division of the Legal Department; and

WHEREAS, the City has purchased the property at 1200 Locust Street, and the City anticipates vacating the Argonne Armory and relocating the departments set forth above to the 1200 Locust Street property; and

WHEREAS, said City relocation will make way for a new occupant to redevelop the Site; and

WHEREAS, on May 6, 2025 by Roll Call No. 24-0672, the City Council received communication from the City Manager regarding the development proposal by Christensen Development (Jake Christensen, President, 215 East 3rd Street, Suite 300, Des Moines, Iowa 50309), on behalf of the Des Moines Performing Arts organization (Jeff Chelesvig, President & CEO, 211 Walnut Street, Des Moines, Iowa 50309)(“Developer”), which declared interest in redeveloping the Site as the main facility for youth programs offered by Des Moines Performing Arts; and,

WHEREAS, as a result of the due diligence process, it has been determined that the Site is not suitable for the Des Moines Performing Arts’ needs due to scale of the building and the total estimated renovation and operational costs; and

WHEREAS, the City Manager requests City Council direction to staff to initiate a public Request for Proposals (“RFP”) to identify a developer who will present a flexible and creative adaptive reuse or renovation for this building, and such RFP process solicits competing proposals, with a recommendation presented at a subsequent City Council meeting for final project selection.

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

1. The communication from the City Manager regarding the Developer’s proposal for redevelopment of the Site is hereby received and filed.
2. City staff are hereby directed to initiate a public Request for Proposal to identify a developer who will present a flexible and creative reuse or renovation for this building, with a recommendation for final project selection considered by City Council at a later date.



Roll Call Number

Agenda Item Number

59

Date June 30, 2025

(Council Communication No. 25-264)

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

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

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.

Mayor

City Clerk