



Date September 29, 2025

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO
KEMIN INDUSTRIES INC. AND KEMIN HOLDINGS, L.C. FOR THE
REDEVELOPMENT OF 606 SE 23RD STREET INTO A PRECAST WAREHOUSE**

WHEREAS, on April 1, 2024, by Roll Call No. 24-0501, the City Council approved an Urban Renewal Development Agreement (the “Development Agreement”) with Kemin Industries, Inc. and Kemin Holdings, L.C. (collectively “Developer”) to redevelop property by constructing a 340,500 square foot precast warehouse for raw materials and finished goods located at 606 SE 23rd Street (the “Improvements”) within the Southeast Agribusiness Urban Renewal Area, and legally described in Exhibit A, attached hereto, which agreement was recorded in the office of the Polk County Recorder in Book 19769, Pages 140-174; and

WHEREAS, the terms of the Development Agreement provide that the City shall issue the Certificate of Completion upon the City’s determination of satisfactory completion of the Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and

WHEREAS, City staff has inspected the Improvements and found the Improvements have been completed in substantial compliance with the terms of the Development Agreement; and

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

1. The City Council hereby finds and acknowledges that as of September 29, 2025, Developer has satisfied its obligation to complete the Improvements at 606 SE 23rd Street, Des Moines, Iowa, more specifically described in Exhibit A, attached hereto, in substantial compliance with the Urban Renewal Development Agreement and the approved Conceptual Development Plan.
2. This Resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.5 of the Agreement.
3. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be recorded in the office of the Recorder of Polk County, Iowa.

(Continued)

EXHIBIT A
LEGAL DESCRIPTION

1 to 17, both inclusive (except the West 50 feet thereof) Block 7; Lots 1-16, both inclusive, (except the West 50 thereof) block 8; all in JACK'S PLAT, an Official Plat, now included in an forming a part of the City of Des Moines, Iowa;

AND

ALL THAT PART OF THE VACATED SOUTHEAST 22ND STREET RIGHT OF WAY IN SECTION 11, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF MAURY STREET AND LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING BLOCK 6 OF SAID JACK'S PLAT;

AND

ALL OF THE VACATED EAST/WEST ALLEY RIGHT OF WAY LYING NORTH OF AND ADJOINING SAID BLOCK 6;

AND

ALL OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY LYING WEST OF AND ADJOINING SAID BLOCK 6;

AND

ALL OF LOTS 1, 2, 8, AND 9, IN SAID BLOCK 6;

AND

THE SOUTH 30 FEET OF LOTS 3, 4, 5, 6, AND 7 IN SAID BLOCK 6;

AND

EXCEPT THE SOUTH 30 FEET, THE WEST 8 FEET OF LOT 3, IN SAID BLOCK 6;

AND

ALL THAT PART OF VACATED SCOTT STREET RIGHT OF WAY LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BLOCK 7 OF SAID JACK'S PLAT AND LYING EAST OF THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY IN SAID SECTION 11, SAID EASTERLY LINE DESCRIBED IN VACATION ORDINANCE 15216. RECORDED IN BOOK 15003 PAGE 673 AT THE RECORDER'S OFFICE OF POLK COUNTY, IOWA;

AND

ALL THAT PART OF VACATED SOUTHEAST 21ST COURT RIGHT OF WAY LYING NORTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF VACATED SHAW STREET RIGHT OF WAY AND LYING SOUTH OF THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY IN SAID SECTION 11;

AND

ALL THAT PART OF VACATED SHAW STREET RIGHT OF WAY LYING WEST OF THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY IN SAID SECTION 11 AND LYING EAST OF THE NORTHEASTERLY RIGHT OF WAY OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AND LYING EAST OF THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF VACATED SOUTHEAST 21ST COURT;

AND

ALL OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN SAID BLOCK 7;

AND

ALL THAT PART OF VACATED SHAW STREET RIGHT OF WAY IN SECTION 11, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. LYING WEST OF THE VACATED SOUTHEAST 22ND STREET RIGHT OF WAY AND LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN SAID BLOCK 7;

AND

ALL OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN BLOCK 8 OF SAID JACK'S PLAT;

AND

ALL THAT PART OF VACATED SCOTT STREET RIGHT OF WAY THAT CROSSES THE UNION PACIFIC RAILROAD RIGHT OF WAY BETWEEN SOUTHEAST 20TH STREET AND VACATED SOUTHEAST 22ND STREET AND VACATED BY ORDINANCE 15219 AND RECORDED IN BOOK 15003 PAGE 673 AT THE RECORDER'S OFFICE OF POLK COUNTY, IOWA BEING A PART OF THE BROOKS & CO'S ADDITION, AND OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA;

AND

ALL OF DISPOSAL PARCEL 2017-83 AND DISPOSAL PARCEL 2017-84 RECORDED IN BOOK 16485 PAGE 889 AT THE RECORDER'S OFFICE OF POLK COUNTY, IOWA, BEING A PART OF LOT 1, FAIRLAWN, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

(VACATED BY ORDINANCE NO. 16,638, PASSED DECEMBER 18, 2017 BY ROLL CALL NO. 17-2192)

Parcel B:

Lots 12 through 24, inclusive, Block 9, and the vacated N/S alley lying west of and adjoining Lots 12 through 18, inclusive, Block 9, in JACK'S PLAT, now included in and forming a part of the City of Des Moines, Polk County, Iowa;

AND

Lots 1 through 19, and all that part of the vacated N/S alley right-of-way lying South of the Westerly extension of the North line of Lot 1 and lying North of a line parallel to and 14 feet from the North right-of-way line of Maury Street, except the West 1/2 of the North 225.0 feet of said vacated alley, and lots 20 through 29 in Block 10 of JACK'S PLAT, and Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa;

AND

Lots 25 to 42, both inclusive, Block 4; Lots 5 to 43, both inclusive, Block 5, in JACK'S PLAT, an Official Plat, now included in and forming a part of the City of Des Moines, Iowa;

AND

ALL OF DISPOSAL PARCEL 2017-85 RECORDED IN BOOK 16485 PAGE 889 AT THE RECORDER'S OFFICE OF POLK COUNTY, IOWA, BEING A PART OF BLOCK 4, JACK'S PLAT, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA;

AND

ALL OF LOTS 43 THROUGH 48 IN BLOCK 4 OF SAID JACK'S PLAT;

AND

ALL THAT PART OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN SAID BLOCK 4 LYING SOUTH OF THE WESTERLY RIGHT OF WAY LINE OF SOUTHEAST 23RD STREET AND AS DESCRIBED IN PLAT OF SURVEY RECORDED IN BOOK 16485 PAGE 889 AT THE RECORDER'S OFFICE OF POLK COUNTY, IOWA;

AND

ALL THAT PART OF VACATED SOUTHEAST 22ND COURT RIGHT OF WAY LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF MAURY STREET AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 48 IN SAID BLOCK 4;

AND

ALL OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN BLOCK 5 OF SAID JACK'S PLAT;

AND

ALL OF LOTS 1 THROUGH 4 AND ALL OF LOTS 44 THROUGH 48, ALL IN BLOCK 5 OF SAID JACK'S PLAT;

AND

ALL THAT PART OF THE VACATED SOUTHEAST 22ND STREET RIGHT OF WAY IN SECTION 12, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF MAURY STREET AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 48 IN SAID BLOCK 5;

AND

ALL THAT PART OF VACATED SHAW STREET RIGHT OF WAY IN SECTION 12, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY OF SOUTHEAST 23RD STREET AND LYING EAST OF THE VACATED SOUTHEAST 22ND STREET RIGHT OF WAY;

AND

ALL OF LOTS 1 THROUGH 4 AND THE EAST HALF (1/2) OF THE VACATED ALLEY RIGHT OF WAY LYING WEST OF AND ADJOINING SAID LOT 1 THROUGH 4, ALL IN BLOCK 9 OF SAID JACK'S PLAT;

AND

ALL OF THE WEST HALF (1/2) OF VACATED ALLEY RIGHT OF WAY LYING EAST OF AND ADJOINING LOTS 26 THROUGH 36 OF SAID BLOCK 9;

AND

THE SOUTH 14 FEET OF THE VACATED NORTH/SOUTH ALLEY RIGHT OF WAY IN BLOCK 10 OF SAID JACK'S PLAT;

AND

ALL OF LOTS 30 THROUGH 38 AND THE WEST HALF (1/2) OF VACATED ALLEY RIGHT OF WAY LYING EAST OF AND ADJOINING SAID LOTS 30 THROUGH 38, ALL IN SAID BLOCK 10.