



Date December 22, 2025

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO
DES MOINES INDUSTRIAL, LLC, AND DES MOINES INDUSTRIAL LAND, LLC,
FOR THE REDEVELOPMENT OF PROPERTY LOCATED IN THE VICINITY OF 200
SE 15TH STREET AS A MULTI-MODAL TRANSLOADING FACILITY**

WHEREAS, on December 16, 2019, by Roll Call No. 19-2067, the City Council approved an Urban Renewal Development Agreement for Sale of Land for Private Redevelopment with Des Moines Industrial, LLC, an Iowa limited liability company (the “Developer”) to redevelop property by constructing a multi-modal transloading facility, as well as installing screening, berm(s) and landscaping in the vicinity of 200 SE 15th Street, Des Moines, Iowa; and

WHEREAS, Des Moines Industrial, LLC transferred the Property (as described in the Agreement) and other land related to or integral to the construction and operation of the Improvements and facility contemplated in the Agreement, to Des Moines Industrial Land, LLC (“DSMI Land”); and

WHEREAS, the Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan and prior to the completion obligation of Developer; and,

WHEREAS, DSMI Land has requested that the City issue a Certificate of Completion as evidence of the satisfaction of its construction obligations under the Agreement.

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 December 22, 2025, Des Moines Industrial LLC, and DSMI Land have satisfied their obligations to complete the Improvements in the vicinity of 200 SE 15th Street, Des Moines, Iowa, more specifically described in Exhibit A, attached hereto, in substantial compliance with the Urban Renewal Development Agreement, as amended, and the approved Conceptual Development Plan. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 3.4 of that Agreement.



Roll Call Number

Agenda Item Number

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Date December 22, 2025

(Continued)

2. 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.

Moved by _____ to adopt. Second by _____.

FORM APPROVED: /s/ Emily A. Duffy

Emily A. Duffy
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
GATTO				
MANDELBAUM				
COLEMAN				
VOSS				
WESTERGAARD				
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

Exhibit A

Legal Description for Purposes of Calculating Project TIF

Parcel 2023-27, said Parcel 2023-27 is shown on the Plat of Survey recorded at the Recorder's Office of the Polk County, Iowa in Book 19540 at Page 988, all now included in and forming a part of the City of Des Moines, Polk County, Iowa;

AND

Parcel 2023-28, said Parcel 2023-28 is shown on the Plat of Survey recorded at the Recorder's Office of the Polk County, Iowa in Book 19540 at Page 988, all now included in and forming a part of the City of Des Moines, Polk County, Iowa;

Subject to easements, covenants, and restrictions of record, both further described below:

PARCEL 2023-27

AN IRREGULAR SHAPED PARCEL OF LAND CONTAINING LOTS 1 THROUGH 17 INCLUSIVE, PART OF LOTS 18 AND 19, ALL OF LOTS 20 THROUGH 42 INCLUSIVE, VACATED ELM STREET NORTH OF AND ADJOINING SAID LOTS 20 THROUGH 37 INCLUSIVE, AND INTERVENING VACATED ALLEY, ALL IN CAPITAL ADDITION, AN OFFICIAL PLAT; AND A PORTION OF LOT 36, BROOKS AND CO'S ADDITION TO THE CITY OF DES MOINES, AN OFFICIAL PLAT; AND A PORTION OF LOTS 3, 4, 5 AND 6 IN CHOICE ADDITION, AN OFFICIAL PLAT; A PORTION OF LOT 1 OF THE OFFICIAL PLAT OF LOT 33 BROOKS AND CO'S ADDITION, AN OFFICIAL PLAT, AND A PORTION OF VACATED SE 16TH STREET EAST OF AND ADJOINING SAID LOT 1; AND A PORTION OF LOTS 11 THROUGH 19, COTTAGE ADDITION, AN OFFICIAL PLAT, ALL IN DES MOINES, POLK COUNTY, IOWA, AND A PART OF VACATED E. MARKET STREET; AND CONTAINING A PORTION OF PARCEL 2020-81 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18849 AT PAGE 310; AND A PORTION OF PARCEL 2020-220 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18267 AT PAGE 532, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2020-81; THENCE S43°02'05"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF EAST MLK JR PARKWAY AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 58.83 FEET; THENCE N89°59'57"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 671.03 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A 7527.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 732.59 FEET, SAID CURVE HAVING A CHORD BEARING OF S87°12'45"W AND A CHORD LENGTH OF 732.30 FEET; THENCE N00°13'34"W, A DISTANCE OF 92.75 FEET; THENCE N90°00'00"W, A DISTANCE OF 86.80 FEET; THENCE N47°44'56"W, A DISTANCE OF 4.23 FEET; THENCE N16°29'08"W, A DISTANCE OF 27.82 FEET; THENCE N88°58'17"W, A DISTANCE OF 21.91 FEET; THENCE N47°44'56"W, A DISTANCE OF 184.01 FEET; THENCE N69°10'54"W, A DISTANCE OF 30.92 FEET; THENCE N89°43'51"W, A DISTANCE OF 129.84 FEET; THENCE N64°22'41"E, A DISTANCE OF 433.92 FEET; THENCE NORTHEASTERLY ALONG A 200.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 61.64 FEET, SAID CURVE HAVING A CHORD BEARING OF N73°12'26"E AND A CHORD LENGTH OF 61.40 FEET; THENCE N82°02'11"E, A DISTANCE OF 588.96 FEET; THENCE N88°13'45"E, A DISTANCE OF 825.64 FEET TO THE WEST RIGHT OF WAY LINE OF SE 16TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S00°08'14"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 160.49 FEET; THENCE S89°51'39"W, A DISTANCE OF 214.90 FEET; THENCE S31°32'10"W, A DISTANCE OF 59.36 FEET; THENCE SOUTHWESTERLY ALONG A 477.50 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 165.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S24°34'21"W AND A CHORD LENGTH OF 164.61 FEET; THENCE N89°51'39"E, A DISTANCE OF 314.88 FEET TO THE WEST RIGHT OF WAY LINE OF SAID SE 16TH STREET; THENCE S00°08'14"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 131.06 FEET TO THE POINT OF BEGINNING. SAID TRACT BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT OF LAND CONTAINS 17.04 ACRES. (742,136 SF)

PROPERTY DESCRIPTION: PARCEL 2023-28

AN IRREGULAR SHAPED PARCEL OF LAND CONTAINING PART OF LOTS 18 AND 19, IN CAPITAL ADDITION, AN OFFICIAL PLAT; AND A PORTION OF LOT 1 OF THE OFFICIAL PLAT OF LOT 33 BROOKS AND CO'S ADDITION, AN OFFICIAL PLAT; AND A PORTION OF VACATED SE 16TH STREET EAST OF AND ADJOINING SAID LOT 1; AND A PORTION OF VACATED SE 15TH STREET WEST OF AND ADJOINING SAID LOT 1, ALL IN DES MOINES, POLK COUNTY, IOWA, AND A PART OF VACATED E. MARKET STREET; AND CONTAINING A PORTION OF PARCEL 2020-220 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18267 AT PAGE 532, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2020-220; THENCE S00°08'14"E ALONG THE WEST RIGHT OF WAY LINE OF SE 16TH STREET AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 19.51 FEET; THENCE S88°13'45"W, A DISTANCE OF 825.64 FEET; THENCE S82°02'11"W, A DISTANCE OF 586.96 FEET; THENCE SOUTHWESTERLY ALONG A 200.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 61.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S73°12'26"W AND A CHORD LENGTH OF 61.40 FEET; THENCE S64°22'41"W, A DISTANCE OF 433.92 FEET; THENCE S54°19'45"W, A DISTANCE OF 42.54 FEET; THENCE N00°03'58"E, A DISTANCE OF 8.15 FEET; THENCE N89°45'20"W, A DISTANCE OF 80.07 FEET; THENCE N00°03'10"E, A DISTANCE OF 56.04 FEET; THENCE N00°41'49"E, A DISTANCE OF 109.84 FEET; THENCE N00°32'28"W, A DISTANCE OF 106.11 FEET; THENCE S89°55'36"E, A DISTANCE OF 487.49 FEET; THENCE N00°02'44"E, A DISTANCE OF 52.31 FEET; THENCE N88°07'41"E, A DISTANCE OF 811.52 FEET; THENCE S89°49'06"E, A DISTANCE OF 672.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT OF LAND CONTAINS 3.93 ACRES. (171,311 SF)