



Date June 8, 2026

RESOLUTION TO RECEIVE AND FILE DEVELOPER-INITIATED PROPOSAL AND DIRECTING CITY MANAGER TO NEGOTIATE PRELIMINARY TERMS OF AGREEMENT FOR DISPOSITION OF CITY-OWNED PROPERTY AND DEVELOPMENT OF COMMERCIAL OFFICE BUILDING AT 401 ROBERT D. RAY DR.

WHEREAS, the City of Des Moines is the owner of certain real property locally known as 401 Robert D. Ray Drive (the “Property”); and

WHEREAS, on December 20, 2023, the City’s Office of Economic Development issued a Request for Proposals for the development of the Property; and

WHEREAS, after receiving two proposals, City Council selected the development proposal submitted by a development team comprised of Gold Cap Development, SideKick Development and Wade Investments and directed city staff to negotiate terms of an Urban Renewal Development Agreement with this team (Roll Call No. 24-0256); and

WHEREAS, ultimately the Development Team and City Staff were unable to agree to terms of a Development Agreement and the Property has remained undeveloped since that time; and

WHEREAS, the City’s Office of Economic Development received a developer-initiated proposal from Heart of America proposing to develop a five-story, 70,000 square-foot office building on the Property for use as a new corporate headquarters; and

WHEREAS, City staff has reviewed the proposal and believes initiating a competitive disposition process for the Property and negotiating terms of a development agreement would be in the City’s best interests.

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

1. The proposal submitted by Heart of America is hereby received and filed and the Office of Economic Development is directed to maintain a copy of the proposal.
2. The City Manager and/or his designee(s) are hereby directed to attempt to negotiate terms of an agreement for development of the Property and return to the City Council with recommendations for disposition of the Property and preliminary terms of a development agreement if such terms can be reached in the course of negotiations.



Roll Call Number

Agenda Item Number

29

Date June 8, 2026

(Council Communication No. 26-204)

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				
BARRON				
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