



Roll Call Number

25-1504

Agenda Item Number

36

Date November 3, 2025

HOLD HEARING FOR APPROVAL OF A LEASE AGREEMENT WITH KEMIN HOLDINGS, L.C. FOR USE OF CITY-OWNED PROPERTY LOCATED NORTH OF AND ADJOINING 2200 MAURY STREET FOR \$100

WHEREAS, the City of Des Moines, Iowa, (“City”) is the owner of certain real estate located north of and adjoining 2200 Maury Street, Des Moines, Iowa (hereinafter “Property”), more particularly described below; and

WHEREAS, the City’s Real Estate Division has negotiated a Lease Agreement with Kemin Holdings, L.C. (“Lessee”), for lease of the Property (hereinafter Leased Premises), which Agreement will include, among other terms, a ten (10) year lease term, a one-time rent payment of \$100.00, and additional consideration including the following:

- a) Regularly cut or mow any grass growing on the Leased Premises;
- b) Cut and remove any weeds growing on the Leased Premises;
- c) Cut or plow under any dead plant material at the end of the garden season so as to minimize any fire hazard;
- d) Keep the premises free from nuisances and debris;
- e) Maintain the premises in a clean, safe and attractive condition (excluding any maintenance, repairs and replacements for which the City is responsible under this Lease Agreement); and
- f) Remove snow and ice promptly from any public sidewalk abutting the Leased Premises;

which amount reflect the fair market value of the Leased Premises as determined by the City’s Real Estate Division; and

WHEREAS, the current public use on the property will remain the same and is not being impeded or restricted by the proposed Lease Agreement, and the City will not be inconvenienced by the lease of said property; and

WHEREAS, on October 20, 2025 by Roll Call No. 25-1401, it was duly resolved by the City Council of the City of Des Moines, Iowa, that the proposed conveyance be set down for hearing on November 3, 2025, at 5:00 p.m., in the City Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa; and

WHEREAS, due notice of said proposal to lease the property was given to all necessary parties as provided by law, setting forth the time and place for hearing on said proposal; and

WHEREAS, in accordance with City Council direction, those interested in the proposed lease, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.



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

1. Upon due consideration of the facts and statements of interested persons, any and all objections to the proposed lease of the City-owned property north of and adjoining 2200 Maury Street, Des Moines, Iowa, as described herein, are hereby overruled and the hearing is closed.
2. There is no public need or benefit for the City-owned property proposed to be leased, and the public would not be inconvenienced by the lease of the City-owned property located north of and adjoining 2200 Maury Street, Des Moines, Iowa, legally described as follows, to Kemin Holdings, L.C. for \$100.00, subject to a reservation of easements therein, and further subject to all terms as contained in the Lease Agreement::

A PORTION OF LOT 1, LAKE SHORE PLACE, AND A PORTION OF SCOTT STREET ADJOINING LOTS 1 AND 48, BLOCK 4, AND LOTS 1 AND 48, BLOCK 5, JACKS PLAT, ALL OFFICIAL PLATS, ALL NOW FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M.; THENCE NORTH 00°(DEGREES) 08' (MINUTES) 00" (SECONDS) WEST, 349.94 FEET ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 73°27'31" EAST, 26.38 FEET; THENCE SOUTHEASTERLY ON A 2936.00 FOOT RADIUS CURVE TO THE RIGHT, 227.40 FEET (LONG CHORD BEARS SOUTH 78°38'32" EAST, 227.34); THENCE SOUTH 69°30'24" EAST, 119.70 FEET; THENCE SOUTHEASTERLY ON A 2924.00 FOOT RADIUS CURVE TO THE RIGHT, 89.78 FEET (LONG CHORD BEARS SOUTH 73°12'53" EAST, 89.78 FEET); THENCE SOUTHEASTERLY ON A 80.00 FOOT RADIUS CURVE TO THE RIGHT, 109.84 FEET (LONG CHORD BEARS SOUTH 33°00'02" EAST, 101.42 FEET); THENCE SOUTHERLY ON A 585.00 FEET RADIUS CURVE TO THE LEFT, 171.67 FEET (LONG CHORD BEARS SOUTH 02°04'23" EAST, 171.06 FEET); THENCE SOUTH 10°28'47" EAST, 14.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF SCOTT STREET; THENCE SOUTH 89°27'04" WEST, 510.98 FEET ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 00°16'06" WEST, 30.11 FEET TO THE POINT OF BEGINNING, CONTAINING: (165,258 SQUARE FEET) 3.79 ACRES, MORE OR LESS.

3. The proposed lease of such City-owned property, as legally described above, to Kemin Holdings, L.C. for \$100.00 and additional consideration, subject to any and all easements, restrictions and covenants of record, and further subject to all terms as contained in the Lease Agreement, is hereby approved.
4. The Mayor is authorized and directed to sign the Lease Agreement as identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.



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5. Upon proof of payment of the consideration, plus \$113.00 for publication and recording costs, the City Clerk is authorized and directed to forward the original of the Lease Agreement, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Real Estate Division of the Engineering Department for the purpose of causing said documents to be recorded.

6. The Real Estate Division Manager is authorized and directed to forward the original of the Lease Agreement, together with a certified copy of this resolution and of the affidavit of publication of the notice of this hearing, to the Polk County Recorder's Office for the purpose of causing these documents to be recorded.

7. Upon receipt of the recorded documents back from the Polk County Recorder, the Real Estate Division Manager shall mail the original of the Lease Agreement and a copy of the other documents to the Lessee.

8. Non-project related land sale and lease proceeds are used to support general operating budget expenses: Org – EG061074

Moved by Gatto to adopt. Second by Mandelbaum

APPROVED AS TO FORM:

/s/ Grant Hyland

Grant Hyland, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

Connie Boesen

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