



Roll Call Number

25-1685

Agenda Item Number

22

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.

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(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 Gatto to adopt. Second by Voss.

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	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