

★ Roll Call Number

26-0603

Agenda Item Number

8

Date May 18, 2026

ACCEPTANCE OF REAL ESTATE DOCUMENTS FROM SECOND & EUCLID LLC FOR VOLUNTARY ACQUISITION OF PROPERTY LOCATED AT 206, 208, AND 210 EUCLID

WHEREAS, Second & Euclid, LLC owns property located at 206, 208, and 210 Euclid Ave in Des Moines (Geoparcels 7924-27-233-010; 7924-27-233-009; and 7924-27-233-008) (“Property”) and has offered to sell said property to the City of Des Moines; and

WHEREAS, City staff has negotiated a purchase price of \$600,000.00 for the voluntary acquisition of the Property, which is equal to the fair market value of the Property, as determined by an independent appraisal; and

WHEREAS, the City’s voluntary purchase of the property is subject to the following conditions:

1. Seller can convey marketable in conformity with Iowa law and Iowa land title standards;
2. the City will only close on this transaction once it has acquired title to 200 Euclid. If for any reason the City does not acquire ownership of 200 Euclid, the City will not be obligated to purchase this Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the following documents conveying a fee simple property interest to the City, recommended for approval and acceptance by the Real Estate Division of the Engineering Department and on file in the office of the City Clerk, be and are hereby approved and accepted as follows:

Property Owner:	Second & Euclid LLC
Property Location:	206 – 210 Euclid Ave., Des Moines, IA
Document Type:	Offer to Purchase Real Estate and Acceptance, Warranty Deed
Consideration:	\$ 600,000 (Plus Closing Costs)

That the Finance Director is authorized and directed to issue checks to pay any costs certified by the Legal Department and the Engineering Department, and the Real Estate Division Manager is authorized and directed to obtain the checks, if any, needed to carry out this transaction and to deliver them to the payee(s).

That the Real Estate Division of the Engineering Department is directed to obtain the Legal Department’s review and approval of all closing documents prior to closing.

That once all conditions precedent have been satisfied and the Legal Department has approved all documents the City Clerk is hereby authorized and directed to endorse upon the Deed the approval and acceptance of this Council; the Mayor is authorized and directed to sign the Offer and all necessary real estate documents associated with this acquisition; and the City Clerk is further authorized and directed to deliver the aforementioned documents to the Real Estate Division Manager, who shall proceed to closing in accordance with standard real estate practices.

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(Council Communication No. 26-183)

Moved by Gatto to adopt. Second by Voss.

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	7			
MOTION CARRIED		APPROVED		
<u>Connie Breen</u>		Mayor		

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
 Laura Baumgartner, City Clerk