

★ Roll Call Number

26-0891

Agenda Item Number

26

Date August 3, 2026

**SET HEARING ON APPROVAL OF AMENDED AND SUBSTITUTED LEASE
AGREEMENT BETWEEN THE CITY OF DES MOINES AND JOPPA WITH OPTION
TO PURCHASE CITY PROPERTY LOCATED GENERALLY AT 2501 MAURY
STREET**

WHEREAS, the City of Des Moines, Iowa ("City") and Joppa entered into Lease Agreement with option to purchase city property dated September 25, 2025, under which Lessee was granted a lease of land and option to purchase city owned property located generally at 2501 Maury Street, Des Moines, Iowa; and

WHEREAS, the City and Joppa propose to amend and substitute the Lease Agreement with option to purchase city owned property to include additional land to the leased and optioned area, fully and legally described below, and also modifies Joppa's obligations related to the leased premises to include demolishing all buildings, including the foundations on the lease premises. The City's obligations have been revised to reimburse Joppa for the demolition of the original schoolhouse (1880s building) up to \$67,500, which Amended and Substituted Lease Agreement is on file in the City Clerk's Office; and

WHEREAS, there is no known current or future public need or benefit for the City Property proposed to be leased or conveyed in the future, and the City will not be inconvenienced by the lease or conveyance of said Property.

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

1. The City Council of the City of Des Moines, Iowa, proposes to amend and substitute the Lease Agreement with Joppa with option to purchase City Property located generally at 2501 Maury Street, as legally described below, subject to a reservation of easements therein:

-EXCEPT THE NORTH 5.0 FEET-, LOT 1, BLOCK 1, J.G. STANLEY'S ADDITION TO CHESTERFIELD, AN OFFICIAL PLAT, **AND**
LOTS 2 THROUGH 6 IN SAID BLOCK 1, **AND**
ALL THAT PART OF LOT 7 IN SAID BLOCK 1 LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2 IN SAID J.G. STANLEY'S ADDITION TO CHESTERFIELD, SAID WESTERLY EXTENSION ALSO BEING THE NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, **AND**
ALL OF THE VACATED NORTH/SOUTH 16.0 FOOT WIDE ALLEY RIGHT OF WAY LYING WEST OF AND ADJOINING LOT 1, **-EXCEPT NORTH 5.0 FEET-**, IN SAID BLOCK 1, AND LYING WEST OF AND ADJOINING LOTS 2 THROUGH 7 IN SAID BLOCK 1, AND LYING NORTH OF SAID NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, **AND**



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ALL OF THE VACATED SOUTHEAST 25TH STREET RIGHT OF WAY LYING EAST OF AND ADJOINING LOT 1, **-EXCEPT NORTH 5.0 FEET-**, IN SAID BLOCK 1, AND LYING EAST OF AND ADJOINING LOTS 2 THROUGH 7 IN SAID BLOCK 1, AND LYING NORTH OF SAID NORTH RIGHT OF WAY LINE OF VACATED 50.0 FOOT WIDE VALE STREET, **AND** **-EXCEPT THE NORTH 5.0 FEET-**, LOTS 6 THROUGH 11 IN SAID BLOCK 2, **AND** LOTS 12 THROUGH 20 IN SAID BLOCK 2, **AND** ALL OF THE VACATED EAST/WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 12 THROUGH 22 IN SAID BLOCK 2, **AND** ALL OF THE VACATED 50.0 FOOT WIDE VALE STREET RIGHT OF WAY LYING BETWEEN THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN SAID BLOCK 2 AND THE SOUTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF VACATED NORTH/SOUTH 16.0 FOOT WIDE ALLEY LYING WEST OF SAID BLOCK 1, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

A PART OF LOTS 12 AND 15 OF THE OFFICIAL PLAT OF SECTION 12-T78-R24 INCLUDING LOTS 1 & 2 OF MARGARET TURNER ESTATE, AN OFFICIAL PLAT, AND A PART OF VACATED VALE STREET RIGHT OF WAY LYING IN SAID LOTS 12 AND 15, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

ALL OF LOTS 1 THROUGH 17, **AND**

ALL OF LOTS 35 THROUGH 37, **AND**

ALL OF LOT "D" (VACATED EAST RAILROAD COURT), **AND**

THAT PART OF LOT "A" (VACATED EAST RAILROAD AVENUE), LOT "E" (VACATED EAST 24TH COURT AND VACATED ALLEY WEST OF LOTS 8 AND 9), LOTS 34, 38, 39 40, 41 AND 42 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT "A" AND THE CENTERLINE OF SAID LOT "A"; THENCE WEST ALONG SAID CENTERLINE AND ALONG ITS WESTERLY EXTENSION OF SAID CENTERLINE TO THE WEST LINE OF SAID LOT 34,

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ALL IN DES MOINES IMPROVEMENT PLACE, AN OFFICIAL PLAT,

ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES,
POLK COUNTY, IOWA,

AND CONTAINING APPROXIMATELY 239,910 SQUARE FEET (5.51 ACRES)

2. A public hearing shall be held on August 24, 2026, at 5:00 p.m. in the City Council Chamber, T.M. Franklin Cownie City Administration Building, 1200 Locust Street, Des Moines, Iowa. At that time the City Council will consider the above-described proposal and any other(s) submitted prior to or during the public hearing.
3. The City Clerk is hereby authorized and directed to publish notice of said proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.



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Moved by

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to adopt. Second by

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APPROVED AS TO FORM:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.

Chief Deputy City Attorney

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.

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

MOTION CARRIED

APPROVED

Connie Boren

Mayor

Laura Baumgartner

Laura Baumgartner, City Clerk