

Date October 20, 2025

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SET 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 lease of the Leased Premises will not adversely affect the use of the adjoining real estate by the City, and the City will not be inconvenienced by the lease of said property.

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

1. The City Council of the City of Des Moines, Iowa, proposes to enter into a Lease Agreement for the City-owned property north of and adjoining 2200 Maury Street, Des Moines, Iowa, as legally described, to the Lessee and for the consideration identified below, subject to any and all easements, restrictions and covenants of record, and further subject to all terms contained in the Lease Agreement:

Lessee: Kemin Holdings, L.C.
Consideration: \$100.00
Legal Description:

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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.

2. That the meeting of the City Council at which approval of such lease agreement is to be considered shall be on November 3, 2025, said meeting to be held at 5:00 p.m., in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, 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. Persons interested in the proposal will be given the opportunity to express their views at that hearing.
3. That the City Clerk is hereby authorized and directed to publish notice of said proposal in the form hereto attached all in accordance with §362.3 of the Iowa Code.
4. Non-project related land sale proceeds are used to support general operating budget expenses:
Org – EG061074.



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Moved by Gatto to adopt. Second by Coleman.

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
Laura Baumgartner, City Clerk