



Roll Call Number

26-0705

Agenda Item Number

52

Date June 8, 2026

HOLD HEARING FOR APPROVAL OF A LEASE FOR A PORTION OF CITY-OWNED PROPERTY GENERALLY LOCATED AT 200 SW 16TH STREET

WHEREAS, the City of Des Moines, Iowa (“City”) owns the property generally located at 200 SW 16th Street; and

WHEREAS, the City and Iowa Soccer Development Foundation (“ISDF”) have negotiated a ground lease agreement (the “Lease Agreement”) for a portion of the property generally located at 200 SW 16th Street, Des Moines, legally described as:

PARCEL 2026-59, as shown on the Plat of Survey recorded in Book _____ Page _____, being A PORTION OF LOTS 1 AND A, DICO PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE EASTERLY MOST NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°58'48" WEST, 69.94 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE WEST RIGHT OF WAY LINE OF PRESENTLY ESTABLISHED SW 16TH STREET AS SHOWN ON CORRECTED PLAT OF SURVEY RECORDED IN, BOOK 20019, PAGE 364, IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA; THENCE SOUTH 00°23'24" WEST, 542. 18 FEET ON SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°23'24" WEST, 308.38 FEET ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00°03'40" WEST, 403.06 FEET ON SAID WEST RIGHT OF WAY LINE; THENCE 245.81 FEET ON A 390.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 18°00'36" EAST, 241.16 FEET ON SAID WEST RIGHT OF WAY LINE TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°03'36" WEST, 650.58 FEET ON THE EAST LINE OF SAID LOTS 1 AND A TO THE SOUTHEAST CORNER OF SAID LOT A DESCRIBED IN QUIT CLAIM DEED WITH ACQUISITION PLATS INCLUDED, RECORDED IN BOOK 19152, PAGE 75, IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA; THENCE 178.25 FEET ON A 439.19 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 51°25'17" WEST, 111.03 FEET ON THE SOUTHERLY LINE OF SAID LOT A; THENCE NORTH 45°35'43" WEST, 1162.15 FEET ON SAID SOUTHERLY LINE; THENCE 413.80 FEET ON A 461.82 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 19°55'50" WEST, 400.10 FEET ON SAID SOUTHERLY LINE; THENCE NORTH 06°38'53" EAST, 14.10 FEET ON THE WESTERLY LINE OF SAID LOT A; THENCE 103.93 FEET ON A 510.88 FOOT RADIUS



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NON-TANGENT CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 12°27'55" EAST, 103.15 FEET ON SAID WESTERLY LINE; THENCE NORTH 74°58'24" EAST, 511.36 FEET; THENCE 55.63 FEET ON A 1276.37 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 76°11'22" EAST, 55.63 FEET; THENCE 279.45 FEET ON A 1261.14 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CHORD BEARING NORTH 83°42'38" EAST, 278.88 FEET; THENCE NORTH 89°59'38" EAST, 137.21 FEET TO THE POINT OF BEGINNING CONTAINING (1,011,169 SQUARE FEET) 24.73 ACRES, MORE OR LESS.

(the "Property"); and

WHEREAS, the City Council has determined that it is in the best interests of the City to lease the Property to ISDF for the purpose of constructing a soccer stadium on the site; and

WHEREAS, on May 18, 2026, by Roll Call No. 26-0621, it was duly resolved by the City Council that the City Clerk be authorized to cause notice of such hearing, setting forth the time and place for hearing, to be published as required by law upon receipt of an executed Lease Agreement by ISDF; and

WHEREAS, the City Clerk has received an executed Lease Agreement from ISDF and has, pursuant to Iowa Code §§ 364.7 and 362.3, published timely notice of the Public Hearing to be held on June 8, 2026, at 5:00p.m.; and

WHEREAS, the proposed Lease Agreement provides for an initial term of twenty-five (25) years, together with two (2) options to renew for additional twenty-five (25) year periods, for a maximum potential term of seventy-five (75) years; and

WHEREAS, the City Council considered any objections or comments made regarding the proposed lease, and determined that approval of the Lease Agreement is in the best interests of the City and its residents; and

WHEREAS, the City Council finds that the Property may be leased upon the terms and conditions set forth in the Lease Agreement on file with the City Clerk and that entering into the Lease Agreement serves a valid public purpose and promotes the productive use of City-owned property.

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



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1. Upon due consideration of the facts and statements of interested persons, all objections to the proposed Lease Agreement for the Property are hereby overruled and the hearing is closed.
2. The Mayor is authorized and directed to sign the Lease Agreement and the City Clerk is authorized and directed to attest to the Mayor's signature.
3. The City Manager and/or his designee(s) are hereby authorized and directed to administer the Lease Agreement on behalf of the City.
4. Upon execution of the Lease Agreement, the City Clerk shall cause the Lease Agreement to be recorded with the Polk County Recorder's Office.
5. As soon as reasonably possible following execution by the Mayor and attestation by the City Clerk, the City Clerk is directed to submit a copy of the fully executed document to the Finance Department to determine whether disclosure filing is required for Electronic Municipal Market Access.

(Council Communication No. 26-206)

Moved by Mandelbaum to adopt. Second by Voss.

APPROVED AS TO FORM:

/s/ Emily A. Duffy
Emily A. Duffy
Assistant City Attorney

*Mayor Boesen declares a conflict of interest and abstains from voting.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
*BOESEN				
SIMONSON	✓			
VOSS	✓			
BARRON	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	6			

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