



Date December 20, 2021

RESOLUTION APPROVING FINAL TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH LANDUS COOPERATIVE TO CONSOLIDATE AND RELOCATE OFFICE SPACE AND AN INNOVATION CENTER TO THE CITY OF DES MOINES AT 220 SW 9th STREET.

WHEREAS, Landus Cooperative is an agricultural technology-based and farmer-owned cooperative that is proposing to expand their employment opportunities and consolidate their office location and innovation center into a new headquarters located in the City of Des Moines; and,

Whereas, on November 15, 2021, by Roll Call No. 21-1730, the City Council authorized the City Manager to negotiate a development agreement with Landus Cooperative; and,

WHEREAS, the company has agreed to relocate its offices to Des Moines and committed to a 10-year lease and buildout of approximately 25,000 square feet of commercial space at 220 SW 9th Street and has committed to generating a minimum of 1,000 hotel room stays within the City of Des Moines per year; and,

WHEREAS, the Office of Economic Development has negotiated an urban renewal development agreement which provides for a \$250,000 forgivable loan to be paid in annual installments of \$50,000 over a 5-year term, which would be forgivable based on the lease commitment and on meeting or exceeding 1,000 hotel night stays per year in Des Moines.

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

1. The City Council hereby makes the following findings in support of the proposed Agreement with the Developer:
 - a) The Developer's obligations to construct the Improvements as provided by the Agreement furthers the objectives of the Urban Renewal Plan to provide additional housing, employment opportunities and tax base in the Metro Center Urban Renewal Project Area, and to preserve and create an environment which will protect the health, safety and general welfare of City residents.
 - b) The economic development incentives for the creation of the employment opportunities and development of the Improvements are provided by the City to Developer pursuant to the Urban Renewal Law and Chapter 15A of the Code of Iowa, and Developer's obligations under this Agreement to construct the Improvements will generate the following public gains and benefits: (i) it will advance the improvement and redevelopment of the Metro Center Urban Renewal Area in accordance with the Urban Renewal Plan; (ii) it will encourage further private investment to reverse the

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pattern of disinvestment and declining property values in the surrounding area; and,
(iii) it will further the City's efforts to retain and create job opportunities within the Urban Renewal Area which might otherwise be lost.

- c) The lease and commitment to hotel usage is a speculative venture and the construction and resulting benefits would not occur without the economic incentives provided by this Agreement.
 - d) The City Council believes that the lease and commitment to use of Des Moines hotels, and the fulfillment generally of the Agreement, are in the vital and best interests of City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under which the project has been undertaken, and warrant the provision of the economic assistance set forth in the Agreement.
2. The Urban Renewal Development Agreement between the City and Landus Cooperative, is hereby approved. The Mayor and City Clerk are hereby authorized and directed to execute the Agreement on behalf of the City of Des Moines.
 3. The Economic Development Director or the Director's designee is directed to submit a copy of the fully executed Development Agreement to the Finance Department to enable the Finance Director to make any appropriate disclosure filings in accordance with the City's adopted revised Disclosure Policy.
 4. Upon requisition by the City Manager or the City Manager's designee, the Finance Department shall advance the installments on the Economic Development Grant pursuant to the Agreement.

(Continued)

 **Roll Call Number**

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5. The City Manager or his designees are hereby authorized and directed to administer the Urban Renewal Development Agreement on behalf of the City and to monitor compliance by the Developer with the terms and conditions of the Agreement. The City Manager is further directed to forward to City Council all matters and documents that require City Council review and approval in accordance with the Agreement.

MOVED by _____ to adopt.

(Council Communication No. 21- **575**)

FORM APPROVED:

/s/ Thomas G. Fisher Jr.
Thomas G. Fisher Jr.

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

CERTIFICATE

I, P. Kay Cmelik, 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.

Mayor

City Clerk