



Date December 20, 2021

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO DES MOINES COLD STORAGE CO., INC. AND CROSSROADS COLD STORAGE, LLC (C.J. MORTON) FOR A 60,000 SQUARE FOOT ADDITION TO THE EXISTING WAREHOUSE AT SE 43RD AND VANDALIA ROAD

WHEREAS, on June 27, 2016, by Roll Call No. 16-1087, the City Council approved an Urban Renewal Development Agreement for the Sale and Development of Real Estate and Conceptual Development Plan (“Agreement”) with Crossroads Cold Storage, LLC (Owner) and Des Moines Cold Storage Co., Inc. (collectively “Developer”), represented by C.J. Morton, Officer, whereby Developer agreed to purchase and develop City-owned real property located at SE 43rd and Vandalia Road in the City’s SE Agrimergent Business Park for relocation and expansion of the home office of the Developer’s industrial warehouse, in exchange for economic development assistance in the form of tax increment financing, an in-kind economic development grant of fill material, and other terms as described in the Agreement; and

WHEREAS, the Developer has acquired the Phase I Property from the City and has successfully completed construction of Phase I of the Improvements consisting of a 112,000 square foot office/warehouse, and on March 23, 2020, by Roll Call No. 20-0530, the City Council approved a First Amendment to the Agreement and to the Conceptual Development Plan for provision of an Economic Development Grant, in the same form as and concurrently with the Grant being provided for the Phase I Improvements, for Developer’s construction of an addition to the Phase I building for use by Developer as expansion of its corporate headquarters building and part of its service delivery operations for international exports, with an anticipated minimum project cost of \$12,000,000.00, and for any further additions to the Phase I building constructed by Developer for further expansion of its corporate headquarters for the same purpose and use as the Phase I and Phase I-A Improvements, and Council thereafter approved a Second Amendment to the Agreement addressing the Phase II Property; and

WHEREAS, the Phase I-A Improvements have been completed in substantial compliance with the Development Agreement, as amended, and the approved Conceptual Development Plan, as amended; and

WHEREAS, the Developer has requested the City issue a Certificate of Completion as evidence of the satisfaction of its construction obligations under the Agreement.

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

1. The City Council hereby finds and acknowledges that as of December 20, 2021, Crossroads Cold Storage, LLC and Des Moines Cold Storage Co., Inc. have satisfied their obligation to complete the Phase I-A Improvements to property located at SE 43rd and Vandalia Road in the City’s SE Agrimergent Business Park, legally described as follows, in substantial compliance with the Urban Renewal Development Agreement, as amended, with Crossroads Cold Storage, LLC and Des Moines Cold Storage Co., Inc., on file in the Polk County Recorder’s Office in Book 16092 Page 268, and the approved Conceptual Development Plan:



Roll Call Number

Agenda Item Number

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Date December 20, 2021

PARCEL 2016-123 BEING PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF SAID SECTION 17 N87°28'58"W, 1416.77 FEET; THENCE S02°21'02"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE S87°28'58"E, 1272.55 FEET; THENCE 206.92 FEET ALONG A 136.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING S43°45'46"E, 187.53 FEET; THENCE S00°01'28"E, 576.53 FEET; THENCE N87°28'58"W, 1431.60 FEET; THENCE N02°21'02"E, 705.57 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 22.87 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

2. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 3.4 of said Agreement.
3. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be recorded in the office of the Recorder of Polk County, Iowa.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

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