



Roll Call Number

20-1121

Agenda Item Number

36

Date July 13, 2020

APPROVAL OF CONCEPTUAL DEVELOPMENT PLAN FOR DEVELOPMENT BY DES MOINES INDUSTRIAL, LLC OF PROPERTY LOCATED IN THE VICINITY OF 200 SE 15TH STREET FOR DEVELOPMENT OF A MULTI-MODAL TRANSLOADING FACILITY

WHEREAS, on January 26, 1998, by Roll Call No. 98-275, the City Council of the City of Des Moines approved the SE AgriBusiness Urban Renewal Plan, and such Plan has been amended 12 times (the urban renewal plan so amended is herein referred to as the “Plan”), covering real property located between SE 14th Street and SE 43rd Street and extending north from the Des Moines River to Dean Avenue; and

WHEREAS, on December 16, 2019, by Roll Call No. 19-2067, following public hearing, the City Council approved an Urban Renewal Development Agreement (“Development Agreement”) by and between the City of Des Moines and Des Moines Industrial, LLC, represented by Paul Cownie, Officer (“Developer”) relating to the sale and development of City-owned property located in the vicinity of 200 SE 15th Street (“Property”) and located in the SE AgriBusiness Urban Renewal Area, for the purchase price of \$1,434,000.00, for construction and operation of a multi-modal transloading facility, including a minimum 115,200 square foot warehouse building, a minimum 37,500 square foot bulk mineral storage building, and related parking and access drives, rail trackage, signage, signals, safety measures, and site improvements (collectively “Improvements” or “Project”), and approved the Site Layout Plan submitted therewith; and

WHEREAS, the Development Agreement requires that, as a condition precedent to closing on Developer’s purchase of the Property, the Developer submit and receive approval of a Conceptual Development Plan, in substantial conformance to the Site Layout Plan approved by City Council by Roll Call No. 19-2067, to be reviewed by the Urban Design Review Board and considered for approval by City Council; and

WHEREAS, on May 19, 2020, the Urban Design Review Board voted 7-0-2 to recommend approval of the proposed Conceptual Development Plan for the Improvements as provided by the Developer, in form on file in the office of the City Clerk; and

WHEREAS, all other provisions and terms of the Development Agreement shall remain the same as approved by the City Council on December 16, 2019, by Roll Call No. 19-2067.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed Conceptual Development Plan, in form on file in the office of the City Clerk and as hereby attached as Exhibit “C” and incorporated by reference in the Development Agreement approved on December 16, 2019 by Roll Call No. 19-2067, is hereby approved; and the Office of Economic Development is directed to administer said Development Agreement in accordance with said Conceptual Development Plan.

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Agenda Item Number

310

Date July 13, 2020

(Council Communication No. 20-311)

MOVED BY Gatto 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	6			1

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.

MOTION CARRIED APPROVED
J. M. Franklin Cownie Mayor

P. Kay Cmelik City Clerk