



**Roll Call Number**

24-0245

**Agenda Item Number**

21

**Date** February 19, 2024

**SET HEARING FOR APPROVAL OF DOCUMENTS FOR CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT 3500 VANDALIA ROAD TO DES MOINES AREA REGIONAL TRANSIT AUTHORITY FOR \$3,910,000**

**WHEREAS**, the City of Des Moines, Iowa, (“City”) is the owner of certain excess property locally known as 3500 Vandalia Road, Des Moines, Iowa, (hereinafter “Property”), more particularly described below; and

**WHEREAS**, on January 26, 1998, by Roll Call No. 98-275, the City Council adopted the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project encompassing an irregularly shaped area generally located between S.E. 14th Street and the eastern City boundary, and between Dean Avenue and the Des Moines River; and

**WHEREAS**, on June 17, 2002 by Roll Call No. 02-1591, the City Council of the City of Des Moines, Iowa, authorized the acquisition of all necessary property interests by gift, negotiation or condemnation for the Agrimergent Technology Park Project, including the properties that were combined to create 3500 Vandalia Road; and

**WHEREAS**, Des Moines Area Regional Transit Authority (hereinafter “DART”), has offered to the City of Des Moines, Iowa, the purchase price of \$3,910,000.00 for the purchase of the Property in order to redevelop said Property with the new DART Operations and Maintenance Facility, subject to a reservation of easements therein, which price reflects the fair market value of said Property as determined by an independent appraisal reviewed and approved by the City’s Real Estate Division; and

**WHEREAS**, closing on the sale of the Property is subject to the approval of the request to rezone the Property to I2 by the City Plan and Zoning Commission and City Council, and approval of a Site Plan by City Planning and Zoning and shall occur no more than 45 days after the Zoning approval; and

**WHEREAS**, the City has no known current or anticipated public need for the Property proposed to be sold and the City will not be inconvenienced by the sale 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 sell certain City of Des Moines real estate locally known as 3500 Vandalia Road, Des Moines, Iowa, as legally described, to the grantees, and for the consideration identified below, subject to a reservation of easements therein:

Grantee: Des Moines Area Regional Transit Authority

Consideration: \$3,910,000.00

Legal Description: THE NORTH 229 FEET OF LOT 74, ALL OF LOTS 67 THROUGH 73, AND ALL OF LOTS 75 THROUGH 102, AND ALL OF VACATED LOTS “A” AND “B”, AND ALL OF VACATED LOT “D”, -**EXCEPT** THE EAST 25 FEET OF SAID LOT “D”-



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ALL IN VANDALIA ACRES PLAT NO.2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 38.2 ACRES (1,664,863 SQUARE FEET).

- 2. A public hearing shall be held on March 4, 2024 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.
- 3. The City Clerk is hereby authorized and directed to publish notice of said proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.
- 4. The proceeds from this land sale shall be deposited into the Fiscal Year 2024 Operating Budget, Special Revenue and Other Funds, TIF Southeast Agricultural District, S370 ND408708.

Moved by Gatto to adopt. Second by Voss

APPROVED AS TO FORM:

/s/ Mackenzie L. Moreno  
Mackenzie L. Moreno, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	6			

MOTION CARRIED

APPROVED

Connie Brewer 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