

**CITY OF WEST DES MOINES  
PLANNING & ZONING COMMISSION MEETING COMMUNICATION**

**ITEM:** Review of the Grand Experience Affordable Housing Urban Renewal Plan for Conformity with the General Plan (aka Comprehensive Plan)

**DATE:** October 14, 2024

**RESOLUTION:** Finding of Consistency with the General Plan

**FINANCIAL IMPACT:** The City of West Des Moines (“City”) is considering entering into a development agreement with developer WDM Entertainment, LLC (Jim Bergman, Master Developer). It is anticipated that the City will commit to issuing property tax rebate installments under the Property Tax Rebate program (TIF). The City expects to make annual grants to the developer in the form of rebates of incremental property taxes generated by development within five of the six Urban Renewal Areas (“URA”) over a period not to exceed 20 years. Additional details of the development agreement, including specifics on the financial terms are still under negotiation and will be brought before the City Council at a later date.

**BACKGROUND:** Staff has initiated the process to create a new Urban Renewal Plan (“URP”), the Grand Experience Affordable Housing URP. Pursuant to Iowa Code, newly created URP’s are required to be sent to the Plan and Zoning Commission for the Commission’s review of the URP for conformity with the General Plan.

The City has been working with the developer since 2022 on his proposal of a phased, master-planned development of over 226 acres of land for a project known as The Grand Experience (GE). The proposed GE Affordable Housing URA consists of 8.84-acres. The centerpiece of the project being an indoor water park/convention center/hotel project, generally located on the northeast corner of the intersection of Grand Avenue and South Jordan Creek Parkway. Additional parcels of land within the proposed master development agreement will include ancillary commercial developments and multi-family housing. The proposed URA will add an eligible urban renewal project described below.

- A. Development Agreement with WDM Entertainment, LLC (or a related entity): The proposed urban renewal project anticipates the City entering into a development agreement with WDM Entertainment, LLC (or a related entity) (“Developer”) related to commercial and low or moderate income residential development within the Urban Renewal Area and four adjacent urban renewal areas. The project under this Plan is expected to result in the construction of at least 150 LMI Housing Units in the Urban Renewal Area. The City expects to make annual grants to the Developer in the form of rebates of incremental taxes generated by development within the Urban Renewal Area over period of not to exceed 20 years, in an aggregate amount when considered in conjunction with the projects in the other four urban renewal areas not to exceed \$85,500,000. This project will provide affordable housing for employees working in the Area and its vicinity. The payment of any grants will be subject to the terms and conditions of a detailed development agreement between Developer and the City.

The Developer and City staff have been in negotiations for the use of Tax Increment Financing (TIF) to assist in construction of necessary public improvements in the area. For this development, state law would permit the use of an Economic Development TIF district, which can run for up to 20 years. In order to establish a TIF district, the City must establish an URA. Given the scope of the project and multi-year, phased nature of the project, staff is recommending the creation of six URA’s to be known as GE East Commercial URA (Parcel 3A), GE Affordable Housing URA (Parcel 3B), GE Water Park URA (Parcel

4A), GE West Commercial URA (Parcel 4B), GE Southwest Economic Development URA (Parcel 23-55), and GE Southeast Commercial URA (Parcel 23-56).

The objectives of the proposed URAs are to A) achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base; and, B) to provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.

The City is required to obtain Agricultural Consent forms from property owners that have tracts of land that are at least 10 acres in size and have been utilized for agricultural purposes. The City received the necessary consent forms from the applicable property owner to proceed with the proposed creation of the URP.

A table of public improvements is found within the URP, which includes the widening and reconstruction of Grand Avenue, including necessary traffic signals, the reconstruction of Booneville Road, selective widening of S. 60<sup>th</sup> Street and S. Jordan Creek Parkway, and other improvements. The public infrastructure will be funded through issuance of general obligation bonds that will be repaid from the TIF increment generated from the development project. A minimum assessment agreement between the Developer and the City will be established in an amount necessary to support the repayment of bonds for public improvements during the life span of the TIF district.

This proposed URP has been reviewed by City staff. Staff is of the opinion that the proposed URP generally conforms to the adopted General Plan and the associated land use map, which shows the subject property classified as “Multi-Use Medium”.

**OUTSTANDING ISSUES:** There are no outstanding issues.

**RECOMMENDATION:** Staff recommends that the Plan and Zoning Commission adopt a resolution finding the Grand Experience Affordable Housing Urban Renewal Plan is consistent with the adopted General Plan and recommend its approval to the City Council, subject to any applicable State and local laws.

Lead Staff Member: Bryce Johnson, Business Development Coordinator

**STAFF REVIEWS**

Department Director	Ryan Moffatt, Community and Economic Development Director
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Greta Truman, City Attorney
Agenda Acceptance	

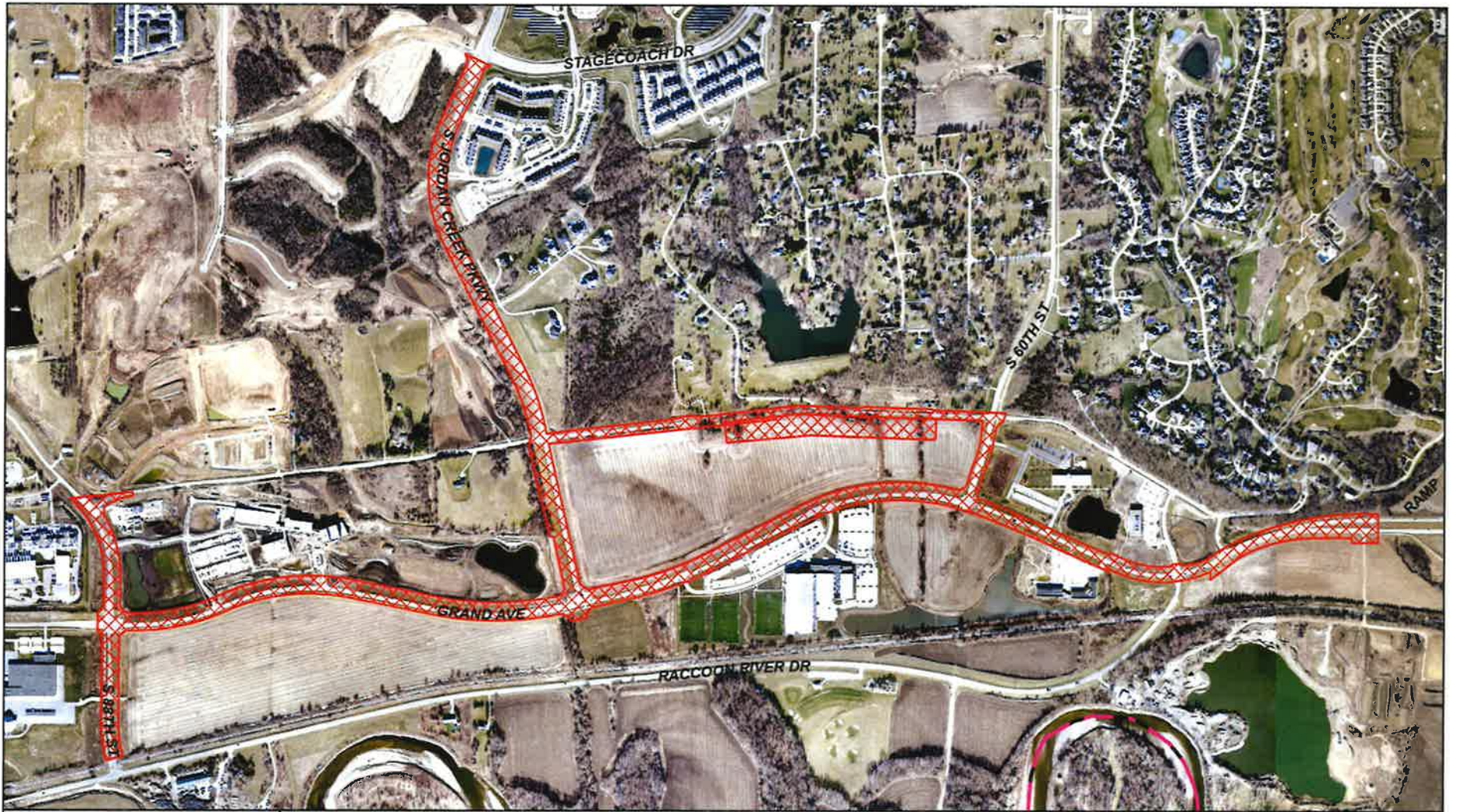
**PUBLICATION(S)** (if applicable)

Published In	N/A
Dates(s) Published	N/A

**SUBCOMMITTEE REVIEW** (if applicable)

Committee	F&A		
Date Reviewed	July 19, 2023		
Recommendation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

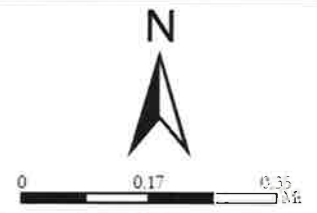




## GE Affordable Housing URA: Parcel 3B

The information provided on this Geographic Information System (GIS) map is intended for general reference purposes only. While every effort has been made to ensure the accuracy, reliability, and timeliness of the data presented, users are advised to exercise caution and discretion when utilizing the information for decision-making or analysis. Please contact the City of West Des Moines' CED department for more information.

2024



**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION**  
**NO. PZC-24-049**

**WHEREAS**, pursuant to the Code of Iowa, Community and Economic Development Staff request approval of the establishment of the Grand Experience Affordable Housing Urban Renewal Plan on that ground as indicated on the included Urban Renewal Plan Area illustration; and

**WHEREAS**, the request is consistent with the city's adopted General Plan (aka Comprehensive Plan) which complies with the applicable provisions of Iowa Code Chapter 414.

**NOW, THEREFORE**, the Planning and Zoning Commission of the City of West Des Moines finds the proposed Grand Experience Affordable Housing Urban Renewal Plan is consistent with the General Plan (aka Comprehensive Plan) and recommends that City Council approve the request to establish the Grand Experience Affordable Housing Urban Renewal Plan subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on October 14, 2024.

\_\_\_\_\_  
Tina Shaw, Chair  
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on October 14, 2024, by the following vote:

AYES:  
NAYS:  
ABSTENTIONS:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary

**URBAN RENEWAL PLAN**

**for the**

**GRAND EXPERIENCE  
AFFORDABLE HOUSING  
URBAN RENEWAL AREA**

**CITY OF WEST DES MOINES, IOWA**

**2024**



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## ***EXHIBITS***

- A. LEGAL DESCRIPTION OF AREA
- B. URBAN RENEWAL AREA MAP
- C. AGREEMENT TO INCLUDE AGRICULTURAL LAND

**Urban Renewal Plan  
for the  
Grand Experience Affordable Housing  
Urban Renewal Area**

City of West Des Moines, Iowa

**A. INTRODUCTION**

The Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Grand Experience Affordable Housing Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the City of West Des Moines (“City”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and low or moderate income residential development.

In order to achieve these objectives, the City intends to undertake urban renewal activities within the Urban Renewal Area, pursuant to the powers granted to the City under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

**B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B”.

The City reserves the right to modify the boundaries of the Area at some future date.

**C. AREA DESIGNATION**

With the adoption of this Plan, the City designates this Urban Renewal Area as an area that is appropriate for the promotion of economic development (including commercial and low or moderate income (LMI) residential development).

**D. BASE VALUE**

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2025, the taxable valuation as of January 1, 2024, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2025, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

## **E. DEVELOPMENT PLAN/ZONING**

West Des Moines has a general plan for the physical development of the City as a whole outlined in the Connect 2 Create WDM, adopted October 17, 2022. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the City's Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

## **F. PLAN OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and low or moderate income (LMI) residential development). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial, industrial, and residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and existing commercial and low or moderate income residential development.
7. To improve the conditions and opportunities for economic development (commercial and low or moderate income residential uses).



8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. To encourage the development of quality of life amenities that attract visitors, businesses, and employees to the community.

### **G. TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use tax increment to provide LMI housing assistance.
9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

**H. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

**1. Public Improvements**

<b>Project</b>	<b>Estimated Project Date</b>	<b>Estimated Cost</b>	<b>How Project Advances Objectives of Plan</b>
Grand Avenue Reconstruction – I-35 to South 60th Street (Includes trail, watermain, fiber conduit, relocation, landscaped median, and three new signalized intersections)	2024-2026	\$11,500,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
South 88th Street & Raccoon River Drive Intersection Improvements (Includes bridge replacement over Unnamed Creek, extension of watermain, fiber conduit, and one new signalized intersection)	2024-2026	\$2,500,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
500-Vehicle Surface Parking Lot	2024-2026	\$4,500,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
Grand Avenue Widening – South 60th Street to South Jordan Creek Parkway (Includes landscaped median, fiber conduit, three new signalized intersections)	2025-2027	\$5,500,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
Booneville Road Reconstruction – East of South 60th Street to South Jordan Creek Parkway (Includes watermain and fiber conduit)	2026-2028	\$8,500,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.

Grand Avenue Widening – South Jordan Creek Parkway to South 88th Street (Includes landscaped median, fiber conduit, three new signalized intersections)	2027-2029	\$6,500,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
South 88th Street Widening – Booneville Road to Raccoon River Drive (Includes one new signalized intersection and fiber conduit)	2027-2029	\$2,000,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
South Jordan Creek Parkway Widening – Stagecoach Drive to Grand Avenue (Includes one new signalized intersection and fiber conduit)	2029-2031	\$5,000,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
South 60th Street Widening – Grand Avenue to Mills Civic Parkway (Includes fiber conduit)	2035-2037	\$6,000,000	Provide for the safe and orderly movement of vehicles and pedestrians in order to encourage commercial and low and moderate income development.
	<b>Total:</b>	<b>\$52,000,000</b>	

**2. Development Agreements**

**A. *Development Agreement with WDM Entertainment, LLC (or a related entity):*** The proposed urban renewal project anticipates the City entering into a development agreement with WDM Entertainment, LLC (or a related entity) (“Developer”) related to commercial and low or moderate income residential development within the Urban Renewal Area and four adjacent urban renewal areas. The project under this Plan is expected to result in the construction of at least 150 LMI Housing Units in the Urban Renewal Area. The City expects to make annual grants to the Developer in the form of rebates of incremental taxes generated by development within the Urban Renewal Area over period of not to exceed 20 years, in an aggregate amount when considered in conjunction with the projects in the other four urban renewal areas not to exceed \$85,500,000. This project will provide affordable housing for employees working in the Area and its vicinity. The payment of any grants will be subject to the terms and conditions of a detailed development agreement between Developer and the City.

**B. *Development Agreements:*** The City expects to consider requests for development agreements for projects that are consistent with this Plan, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on

development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$10,000,000.

**2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$25,000

**I. FINANCIAL DATA**

1.	Current constitutional debt limit:	\$651,186,062
2.	Current outstanding general obligation debt:	\$330,451,643
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City’s constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects to the City as described above will be approximately as stated in the next column:	\$147,525,000  This total does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

**J. URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

**A. Tax Increment Financing**

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base

and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

**B. General Obligation Bonds**

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

**K. PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

**L. AGREEMENT TO INCLUDE AGRICULTURAL LAND**

Because some of the area included in the Grand Experience Affordable Housing Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), the property owner(s) of the agricultural land have entered (or will enter) into an agreement in which the property owner agrees to allow the City to include real property defined as "agricultural land" in the Urban Renewal Area. A copy of the agreement is or will be attached as Exhibit "C". The original signed agreement will be on file at the City Clerk's office.



**M. RELOCATION**

The City does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

**N. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to state and local laws will be complied with by the City in implementing this Urban Renewal Plan and its supporting documents.

**O. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The City Council may amend this Plan in accordance with applicable State law.

**P. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect as a Plan until it is repealed by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Iowa Code Chapter 403, is limited to twenty (20) fiscal years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds for urban renewal projects within the Urban Renewal Area which qualify for payment from the incremental property tax revenues of the TIF district of the Urban Renewal Area. The division of revenues shall continue on the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Iowa Code Section 403.19) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

**Q. SEVERABILITY CLAUSE**

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban

Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

**EXHIBIT A**

**LEGAL DESCRIPTION OF  
THE GRAND EXPERIENCE AFFORDABLE HOUSING  
URBAN RENEWAL AREA**

**Taxable Property:**

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH/ P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N83°28'09"E ASSUMED BEARING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOONEVILLE ROAD, A DISTANCE OF 1638.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N83°28'09"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 697.55 FEET; THENCE S88°00'20"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1290.94 FEET; THENCE S01°59'25"W, A DISTANCE OF 192.95 FEET; THENCE N88°00'0"W, A DISTANCE OF 1165.59 FEET; THENCE S84°53'52"W, A DISTANCE OF 793.17 FEET; THENCE N06°31'51"W, A DISTANCE OF 189.62 FEET TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 8.84 ACRES.

**Right of Way:**

A TRACT OF LAND IN SECTIONS 23, 24, 25 AND 26, TOWNSHIP 78, NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND A PART OF SECTIONS 19 AND 30, TOWNSHIP 78, NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., SAID POINT ALSO BEING ON THE NORTH LINE OF STREET LOT B, RACCOON RIVER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS, COUNTY IOWA;

THENCE EAST ALONG THE NORTH LINE OF SAID STREET LOT B TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 88TH STREET;

THENCE SOUTH ALONG THE EAST LINE OF SAID STREET LOT B TO AN EASTERLY CORNER OF SAID STREET LOT B, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE BOONEVILLE ROAD, ALSO BEING ON THE NORTH LINE OF LOT 1, DMU WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF LOT 4 OF SAID DMU WEST PLAT 1 TO THE SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 AND ALONG THE SOUTH LINES OF OUTLOT 'Z' AND OUTLOT 'Y' OF SAID DMU WEST PLAT 1 TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Y', ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH JORDAN CREEK PARKWAY;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 4 AND SAID WEST RIGHT-OF-WAY LINE OF SOUTH JORDAN CREEK PARKWAY TO THE SOUTHEAST CORNER OF OUTLOT 'Z', JORDAN RIDGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH ALONG THE EAST LINE OF OUTLOT 'Z' AND ALONG THE EAST LINE OF OUTLOT 'Y' AND OUTLOT 'X' OF SAID JORDAN RIDGE PLAT 1 TO THE NORTHEAST CORNER OF SAID OUTLOT 'X', ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STAGECOACH DRIVE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STAGECOACH DRIVE TO THE NORTHWEST CORNER OF LOT 1, ROGER'S FARM, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 OF SAID ROGER'S FARM TO THE NORTHWEST CORNER OF ELDORADO ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 14 AND LOT 'A' OF SAID ELDORADO ESTATES PLAT 1 TO THE SOUTHWEST CORNER OF SAID LOT 'A', ALSO BEING THE NORTHWEST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2017, PAGE 10560 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE NORTH ALONG THE NORTH LINE OF SAID ACQUISITION TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID ACQUISITION TO THE SOUTHWEST CORNER THEREOF, ALSO BEING ON THE WEST LINE OF PARCEL 'FF' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 5436 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE SOUTHEAST ALONG THE WEST LINE OF SAID PARCEL 'FF' TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF PARCEL 'GG' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 5436 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE SOUTHEAST ALONG THE WEST LINE OF SAID PARCEL 'GG' TO THE NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF BOONEVILLE ROAD TO THE SOUTHWEST CORNER OF PARCEL A, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 22100 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL A AND ALONG THE SOUTH LINE OF PARCEL B, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 22100 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA TO THE SOUTHEAST CORNER OF SAID PARCEL B, ALSO BEING THE SOUTHWEST CORNER OF LOT G, LAKEVIEW HEIGHTS, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT G AND ALONG THE SOUTH LINE OF LOTS L, F, 89, 90, 91 AND ALONG THE EASTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER WHERE THE EXISTING ROADWAY EASEMENT AND THE ADDITIONAL RIGHT-OF-WAY ACQUISITION MEET AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2016, PAGE 2100 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE SOUTH TO THE NORTHEAST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2016, PAGE 3211 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE SOUTHWEST ALONG THE EAST LINE OF SAID ACQUISITION TO THE SOUTHERLY CORNER THEREOF, ALSO BEING ON THE WEST LINE OF LOT 1A, WEST GRAND BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE NORTHWEST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2023, PAGE 13785 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE SOUTHEAST ALONG THE NORTH LINE OF SAID ACQUISITION TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE DALLAS COUNTY AND POLK COUNTY LINE AND THE NORTHWEST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 19604, PAGE 400 IN THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA;

THENCE CONTINUING SOUTHEAST ALONG THE NORTH LINE OF SAID ACQUISITION TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF LOT 2, THE OAKS ON GRAND, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTHEAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHEAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 23.64 FEET TO AN EASTERLY CORNER OF SAID LOT 2, ALSO BEING THE WEST RIGHT-OF-WAY OF RACCOON RIVER DRIVE;

THENCE EASTERLY TO THE EAST RIGHT-OF-WAY OF SAID RACCOON RIVER DRIVE AND TO A WESTERLY CORNER OF LOT 1, KUM & GO 0098 PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;



THENCE SOUTHEAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 33.27 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF GLEN OAKS DRIVE;

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1 AND A CURVE CONCAVE WESTERLY WITH A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 38.19 FEET TO AN EASTERLY CORNER OF SAID LOT 1;

THENCE NORTHEAST TO A WESTERLY CORNER OF PARCEL "B" AS SHOWN IN THE RESOLUTION RECORDED IN BOOK 7117, PAGE 489 IN THE POLK COUNTY RECORDER'S OFFICE, WEST DES MOINES, POLK COUNTY, IOWA, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID GLEN OAKS DRIVE;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL "B" AND ALONG A CURVE CONCAVE NORTHEAST WITH A RADIUS OF 25.00 FEET AND WITH AN ARC LENGTH OF 38.19 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF PARCEL "B" AND ALONG THE SOUTH LINE OF PARCEL "A" AS SHOWN IN THE RESOLUTION RECORDED IN BOOK 7117, PAGE 489 IN THE POLK COUNTY RECORDER'S OFFICE, WEST DES MOINES, POLK COUNTY, IOWA TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL "A" TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF PARCEL "G" AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 7774, PAGE 898 IN THE POLK COUNTY RECORDER'S OFFICE, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH ALONG SAID EAST LINE OF PARCEL "G" TO THE NORTHEAST CORNER OF SAID PARCEL "G", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE.

THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL "G" TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE EAST LINE OF PARCEL "D" AS SHOWN IN THE RESOLUTION RECORDED IN BOOK 7117, PAGE 489 IN THE POLK COUNTY RECORDER'S OFFICE, WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH ALONG THE EAST LINES OF SAID PARCEL "D" AND PARCEL "F" AS SHOWN IN THE RESOLUTION RECORDED IN BOOK 7117, PAGE 489 IN THE POLK COUNTY RECORDER'S OFFICE, WEST DES MOINES, POLK COUNTY, IOWA TO THE SOUTHEAST CORNER OF STREET LOT "A", WEST GRAND BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE;

THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID STREET LOT "A" TO THE NORTHEAST CORNER OF STREET LOT "D" OF SAID WEST GRAND BUSINESS PARK PLAT 1; ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF RACCOON RIVER DRIVE;

THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID STREET LOT "D" AND ALONG A CURVE CONCAVE SOUTHEAST W/ A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 35.38 FEET TO AN EASTERLY CORNER THEREOF;

THENCE WEST TO THE NORTH CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 19604, PAGE 433 IN THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA;

THENCE SOUTHWEST ALONG THE NORTH LINE OF SAID ACQUISITION, 12.76 FEET TO THE WEST CORNER THEREOF;

THENCE NORTHWEST ALONG THE SOUTH LINE OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 19604, PAGE 421 IN THE POLK COUNTY RECORDER'S OFFICE, POLK COUNTY, IOWA;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF SAID ACQUISITION TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF LOT 3, WEST GRAND BUSINESS PARK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHWEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF LOT 1B, WEST GRAND BUSINESS PARK PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTHWEST ALONG THE NORTH LINE OF SAID LOT 1B TO THE NORTHEAST CORNER OF LOT 2 OF SAID WEST GRAND BUSINESS PARK PLAT 3, ALSO BEING THE DALLAS COUNTY AND POLK COUNTY LINE;

THENCE NORTHWEST ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2009, PAGE 6984 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE NORTHWEST ALONG THE SOUTH LINE OF SAID ACQUISITION TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2004, PAGE 13957 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE NORTHWEST ALONG THE SOUTH LINE OF SAID ACQUISITION TO THE SOUTHEAST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2023, PAGE 17134 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE NORTHWEST ALONG THE SOUTH LINE OF SAID ACQUISITION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID ACQUISITION TO THE NORTHWEST CORNER THEREOF, ALSO BEING ON THE SOUTH LINE OF A RIGHT-OF-WAY ACQUISITION

AS SHOWN IN THE WARRANTY DEED RECORDED IN BOOK 2004, PAGE 13957 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE WEST ALONG SAID SOUTH LINE OF SAID ACQUISITION TO THE NORTHEAST CORNER OF OUTLOT 'Y', MIDAMERICAN ENERGY COMPANY RECPLEX PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE NORTH LINE OF SAID OUTLOT 'Y' AND ALONG THE NORTH LINE OF LOT 1, OUTLOT 'X' AND OUTLOT 'W' OF SAID MIDAMERICAN ENERGY COMPANY RECPLEX PLAT 1 TO THE NORTHWEST CORNER OF SAID OUTLOT 'W', ALSO BEING THE SOUTHEAST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN ON PAGE 16 OF 16 IN THE WARRANTY DEED RECORDED IN BOOK 2009, PAGE 5064 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF SAID ACQUISITION TO THE SOUTHWEST CORNER THEREOF (SHOWN ON PAGE 13 OF 16), ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 88TH STREET AND THE NORTHEAST CORNER OF A RIGHT-OF-WAY ACQUISITION AS SHOWN ON PAGE 11 OF 16 IN THE WARRANTY DEED RECORDED IN BOOK 2009, PAGE 5064 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE SOUTH ALONG THE EAST LINE OF SAID ACQUISITION TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID ACQUISITION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID ACQUISITION TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE AND A SOUTHERLY CORNER OF A RIGHT-OF-WAY ACQUISITION AS IN THE WARRANTY DEED RECORDED IN BOOK 2009, PAGE 12291 IN THE DALLAS COUNTY RECORDER'S OFFICE, DALLAS COUNTY, IOWA;

THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID ACQUISITION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID ACQUISITION TO THE NORTHWEST CORNER THEREOF, ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M.;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 AND TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIPTION A TRACT OF LAND GENERALLY DESCRIBED AS BEING SURROUNDED BY BOONEVILLE ROAD ON THE NORTH, SOUTH 60TH STREET ON THE EAST, GRAND AVENUE ON THE SOUTH AND SOUTH JORDAN CREEK PARKWAY ON THE WEST AND DESCRIBED AS FOLLOWS:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N83°28'09"E ASSUMED BEARING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOONEVILLE ROAD, A DISTANCE OF 1782.70 FEET; THENCE S06°31'56"E, A DISTANCE OF 280.80 FEET TO THE POINT OF BEGINNING; THENCE N83°28'04"E, A DISTANCE OF 721.46 FEET; THENCE S87°59'33"E, A DISTANCE OF 1082.72 FEET; THENCE N01°59'40"E, A DISTANCE OF 252.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BOONEVILLE ROAD; THENCE S88°00'20"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 429.38 FEET TO THE WEST RIGHT OF WAY LINE OF S 60TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S02°21'48"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.58 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A 940.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 331.47 FEET, SAID CURVE HAVING A CHORD BEARING OF S12°27'55"W AND A CHORD LENGTH OF 329.75 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG A 1060.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 96.76 FEET, SAID CURVE HAVING A CHORD BEARING OF S19°57'08"W AND A CHORD LENGTH OF 96.73 FEET; THENCE S17°24'32"W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 136.32 FEET; THENCE S62°12'21"W, A DISTANCE OF 74.93 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A 2082.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 1550.37 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°02'14"W AND A CHORD LENGTH OF 1514.82 FEET; THENCE S62°42'34"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 218.26 FEET; THENCE N27°17'59"W, A DISTANCE OF 702.06 FEET TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 22.93 ACRES.

AND

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N83°28'09"E ASSUMED BEARING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOONEVILLE ROAD, A DISTANCE OF 1782.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N83°28'09"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 553.01 FEET; THENCE S88°00'20"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1290.94 FEET; THENCE S01°59'40"W, A DISTANCE OF 252.96 FEET; THENCE N87°59'33"W, A DISTANCE OF 1082.72 FEET; THENCE S83°28'04"W, A DISTANCE OF 721.46 FEET; THENCE N06°31'56"W, A DISTANCE OF 280.80 FEET TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 11.00 ACRES.

AND

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS

COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE N83°28'09"E ASSUMED BEARING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BOONEVILLE ROAD, A DISTANCE OF 1782.70 FEET; THENCE S06°31'56"E, A DISTANCE OF 280.80 FEET; THENCE S27°17'59"E, A DISTANCE OF 702.06 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S62°42'34"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 734.09 FEET; THENCE SOUTHWESTERLY ALONG A 2917.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A DISTANCE OF 291.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S65°34'15"W AND A CHORD LENGTH OF 291.31 FEET; THENCE N21°38'01"W, A DISTANCE OF 390.99 FEET; THENCE S77°32'41"W, A DISTANCE OF 500.43 FEET; THENCE N12°27'19"W, A DISTANCE OF 461.51 FEET; THENCE S77°32'42"W, A DISTANCE OF 366.55 FEET TO THE EAST RIGHT OF WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE N12°27'22"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 542.86 FEET TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 40.03 ACRES.

AND

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BOONEVILLE ROAD AS IT IS PRESENTLY ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED; THENCE S12°27'22"E ASSUMED BEARING ALONG THE EAST RIGHT OF WAY LINE OF SAID JORDAN CREEK PARKWAY, A DISTANCE OF 542.86 FEET TO THE POINT OF BEGINNING; THENCE N77°32'42"E, A DISTANCE OF 366.55 FEET; THENCE S12°27'19"E, A DISTANCE OF 461.51 FEET; THENCE N77°32'41"E, A DISTANCE OF 500.43 FEET; THENCE S21°38'01"E, A DISTANCE OF 390.99 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTHWESTERLY ALONG A 2917.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A DISTANCE OF 464.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S72°59'35"W AND A CHORD LENGTH OF 463.94 FEET; THENCE S77°32'17"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 413.89 FEET; THENCE N57°23'45"W, A DISTANCE OF 75.01 FEET TO THE EAST RIGHT OF WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE N12°27'22"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 831.26 FEET TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY 12.46 ACRE



**EXHIBIT B  
DEPICTION OF THE GRAND EXPERIENCE AFFORDABLE HOUSING  
URBAN RENEWAL AREA**



	<p align="center"><b>GE Affordable Housing URA: Parcel 3B</b></p>	<p align="center">N</p>
	<p><small>The information provided on this Geographic Information System (GIS) map is intended for general reference purposes only. While every effort has been made to ensure the accuracy, reliability, and timeliness of the data presented, users are advised to exercise caution and discretion when utilizing the information for decision-making or analysis. Please contact the City of West Des Moines' CED department for more information.</small></p>	<p align="center"><b>2024</b></p>

**EXHIBIT C**  
**AGRICULTURAL LAND CONSENT**

**AGREEMENT TO INCLUDE AGRICULTURAL LAND IN  
URBAN RENEWAL AREAS**

WHEREAS, the City of West Des Moines, Iowa, (the "City") has proposed to establish Urban Renewal Plans ("Plans") for Urban Renewal Areas (the "Urban Renewal Areas"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Areas will contain property owned by W & G McKinney Farms, LC ("Agricultural Land Owner") and described in Attachment 1 hereto ("McKinney Property"); and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition of "agricultural land" contained in Section 403.17(3) of the Code of Iowa until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the McKinney Property meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner authorizes the governing body of the City to pass any resolution or ordinance necessary to designate the McKinney Property as part of one or more Urban Renewal Areas under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this 4<sup>th</sup> day of October, 2024.

W & G McKinney Farms, LC

By: Wayne H. McKinney, Jr.  
Its: Manager

Signature: , as Manager  
Date: October 4, 2024

## **Attachment 1 to Exhibit C (Ag Land Consent)**

**The McKinney Property includes the property currently described as follows:**

### **NORTH PARCEL:**

An irregular shaped portion of the Southeast Quarter and the Southwest Quarter of Section 24, Township 78 North, Range 26 West of the 5th P.M., AND of the Northwest Quarter of Section 25, Township 78 North, Range 26 West of the 5th P.M., all in West Des Moines, Dallas County, Iowa, is described as: Beginning at the Northeast corner of the parcel of land that is the right of way of Grand Avenue as shown on the Acquisition Plat recorded in Book 2004 at Page 13957; thence the next six courses along the north right of way line of said Grand Avenue, S 62°12'12" W, a distance of 74.93 feet; thence Southeasterly along a 2082.50 foot radius curve, concave southerly, a distance of 1550.37 feet, said curve having a chord bearing of S 84°02'14" W and a chord length of 1514.82 feet; thence S 62°42'34" W, a distance of 952.46 feet; thence southwesterly along a 2917.50 foot radius curve, concave Northwesterly, a distance of 755.86 feet, said curve having a chord bearing of S 70°07'53" W and a chord length of 753.75 feet; thence S 77°32'17" W, a distance of 413.89 feet, thence N 57°23'45" W, a distance of 75.01 feet to the East right of way line of South Jordan Creek Parkway as shown on the said Acquisition Plat in Book 2004 at Page 13957, thence N 12°27'12" W along said East right of way line, a distance of 1374.12 feet to the South line of Booneville Road as it is presently established; thence N 83°28'09" E along said South line, a distance of 2335.71 feet; thence S 88°00'20" E along said South line, a distance of 1720.31 feet to the West line of Street Lot C, West Grand Business Park Plat 1, an official Plat, Dallas County, Iowa, thence S 02°21'48" W along said West line, a distance of 70.58 feet, thence Southwesterly along said West line and a 940.00 foot radius curve, concave Westerly, a distance of 331.47 feet, said curve having a chord bearing of S 12°57'55" W and a chord length of 329.75 feet; thence Southwesterly along said West line and a 1060.00 foot radius curve, concave Easterly, a distance of 96.76 feet, said curve having a chord bearing of S 19°57'08" W and a chord length of 96.73 feet; thence S 17°24'32" W along said West line, a distance of 136.32 feet to the Point of Beginning; subject to and together with any and all easements and restrictions of record containing approximately 86.42 acres.

### **EAST PARCEL:**

An irregular-shaped portion of the South Half of the Southeast Quarter of Section 24, Township 78 North, Range 26 West of the 5th P.M. and of the North Half of the Northeast Quarter of Section 25, Township 78 North, Range 26 West of the 5th P.M., all in West Des Moines, Dallas County, Iowa, is described as: Beginning at the Northwest Corner of Lot 2, West Grand Business Park Plat 3, an official plat in West Des Moines, Dallas County, Iowa; thence S23°58'36" W along the west line of said Lot 2, a distance of 65.16 feet to the north line of Outlot Y, MidAmerican Energy Company Recplex Plat 1, an

official plat, in West Des Moines, Dallas County, Iowa; thence the next 14 courses along the north line of said Outlot Y, N65°46'28"W, a distance of 14.97 feet; thence S24°01'27"W, a distance of 138.96 feet; thence S74°34'01"W, a distance of 42.69 feet; thence S22°50'19"W, a distance of 152.73 feet; thence S49°51'40"W, a distance of 150.07 feet; thence S18°59'20"W, a distance of 155.33 feet; thence S31°48'08"W, a distance of 91.55 feet; thence S51°48'54"W, a distance of 81.11 feet; thence S67°41'35"W, a distance of 145.62 feet; thence N89°33'29"W, a distance of 210.11 feet; thence N65°18'37"W, a distance of 334.00 feet; thence N40°41'32"W, a distance of 20.37 feet; thence N28°12'22"W, a distance of 326.93 feet; thence N22°14'57"W, a distance of 130.48 feet; thence N02°07'04"W, a distance of 498.17 feet to the south Right Of Way line of Grand Avenue as it is presently established; thence southeasterly along said Right Of Way line and a 1917.50 foot radius curve, concave southerly, a distance of 738.47 feet, said curve having a chord bearing of S84°54'21"E and a chord length of 733.91 feet; thence continuing southeasterly along said Right of Way line and a 3917.50 foot radius curve, concave southerly, a distance of 11.56 feet, said curve having a chord bearing of S73°47'48"E and a chord length of 11.56 feet; thence S17°20'45"W, a distance of 6.84 feet; thence continuing southeasterly along said Right of Way line and a 3907.50 foot radius curve, concave southerly, a distance of 129.55 feet, said curve having a chord bearing of S71°51'04"E and a chord length of 129.54 feet; thence N18°57'08"E, a distance of 8.90 feet; thence continuing southeasterly along said Right of Way line and a 3917.50 foot radius curve, concave southerly, a distance of 397.06 feet, said curve having a chord bearing of S68°54'37"E and a chord length of 396.89 feet; thence S65°58'42"E along said Right of Way line, a distance of 133.50 feet to the Point of Beginning; subject to and together with any and all easements and restrictions of record; containing approximately 23.56 acres.

**WEST PARCEL:**

An irregular shaped portion of the Southeast Quarter and of the Southwest Quarter of Section 23, Township 78 North, Range 26 West of the 5th P.M., and of the Northwest Quarter of Section 25, Township 78 North, Range 26 West of the 5th P.M., and of the Northwest Quarter and the Northeast Quarter of Section 26, Township 78 North, Range 26 West of the 5th P.M., all in West Des Moines, Dallas County, Iowa, is described as: Beginning at the Northwest Corner of Outlot W in MidAmerican Energy Company Recplex Plat 1, an official plat, in West Des Moines, Dallas County, Iowa; thence S11°03'13"E along the west line of said Outlot W, a distance of 505.27 feet to the Southwest Corner of said Outlot W and the north line of former railroad right of way; thence S84°25'19"W along said north line, a distance of 756.82 feet; thence southwesterly along said north line and a 5780.00 foot radius curve, concave southerly, a distance of 813.32 feet, said curve having a chord bearing of S80°19'13"W and a chord length of 812.65 feet; thence continuing S76°27'24"W along said north line, a distance of 2682.11 feet to the east right of way line of S88th Street, as shown on the Acquisition Plat for 88th Street and Grand Avenue recorded in Book 2009 at Page 5064; thence northwesterly along said east right of way line, and a 1525.00 foot radius curve concave easterly, a distance of 348.33 feet, said curve having a chord bearing of N06°36'22"W and a chord length of 347.57 feet; thence N00°02'11"W along said east right of way line, a distance of 633.63 feet; thence N03°46'20"E along said east right of way line,

a distance of 45.10 feet; thence  $N00^{\circ}02'31''W$  along said east right of way line, a distance of 103.48 feet to the south right of way line of Grand Avenue as it is shown on the Acquisition Plat for 88th Street and Grand Avenue recorded in Book 2009 at page 5064; thence  $N44^{\circ}57'17''E$  along said south right of way line, a distance of 74.93 feet; thence  $N89^{\circ}59'12''E$  along said south right of way line, a distance of 96.09 feet; thence northeasterly along said south right of way line and a 2082.50 foot radius curve, concave northwesterly, a distance of 874.05 feet, said curve having a chord bearing of  $N77^{\circ}59'59'' E$  and a chord length of 867.65 feet; thence northeasterly along said south right of way line and a 1917.50 foot radius curve, concave southerly, a distance of 1187.16 feet, said curve having a chord bearing of  $N83^{\circ}42'04''E$  and a chord length of 1168.29 feet; thence  $S78^{\circ}33'45''E$  along said south right of way line, a distance of 758.37 feet; thence southeasterly along said south right of way line and a 3082.50 foot radius curve, concave northerly, a distance of 1207.92 feet, said curve having a chord bearing of  $S89^{\circ}47'19''E$  and a chord length of 1200.21 feet, to the Point of Beginning; subject to and together with any and all easements and restrictions of record; containing approximately 84.37 acres.