

COUNCIL COMMUNICATION

	Number:	25-189	Meeting:	May 5, 2025
	Agenda Item:	35A & 35B	Roll Call:	[]
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approving the following items related to the Echo Valley development area south of County Line Road and Echo Valley Drive:

- (A) First Amended and Restated Master Development Agreement
- (B) First Parcel Development Agreement with United Properties Investment Company, LC., and Echo Valley Investment Company, LC

SYNOPSIS:

On November 23, 2015, the City Council approved an Urban Renewal Development Agreement with United Properties Investment Company L.C., and Echo Valley Investment Company L.C., (Michael Coppola, 4521 Fleur Drive, Suite C, Des Moines, IA 50321), for the phased development of approximately 230 acres of land in the Echo Valley Urban Renewal Area, located in southwest Des Moines adjacent to Highway 5 and west of Fleur Drive.

The purpose of the Amended and Restated Master Development Agreement and first Parcel Development Agreement is to replace the existing agreement in whole, provide a structure for consideration of future Parcel Development Agreements for future development projects or development phases within the development area, to provide a structure for implementing new Tax Increment Financing (TIF) districts in the development area, and to provide \$600,000 in TIF incentives to acknowledge commercial improvements that have been completed under the existing agreement. The Master Development Agreement provides flexibility for phased improvements within the development area, and limits projects eligible for potential incentives in the development area to those constructed on or before September 14, 2040. Due to the duration of time the Master Development Agreement covers for eligible projects to be considered for future incentives, the level of incentive will be negotiated and considered separately by the City Council for each project or phase of development through future Parcel Development Agreements.

The next phase of development is anticipated to include approximately 15 single-family residential dwellings directly south of Golf House Drive. Due to the economic development designation of the Echo Valley Urban Renewal Area, the residential portions of the development will not be eligible to receive any incentives through this development agreement.

FISCAL IMPACT:

Amount: Up to \$600,000 for the First Parcel Development Agreement. Any future TIF incentives for commercial improvements or public infrastructure under this development agreement are to be negotiated and considered by the City Council through future Parcel Development Agreements and based on demonstrated financing gaps.

Funding Source: Echo Valley Urban Renewal Area TIF

ADDITIONAL INFORMATION:

- This area sits within the Echo Valley Urban Renewal Area. The Echo Valley PUD that governs this area has historically called for business park, office, and other commercial development typologies. United Properties Investment Company, L.C., and Raccoon Valley Investment Company, LC are currently in the process of amending a portion of this PUD to allow residential development within the subject site's area. Outside construction of Golf House Iowa and Golf House Drive, the site is currently undeveloped ground.
- Plat work and the construction of Golf House Drive occurred between late 2021 through 2023.
- Existing commercial improvements within the Master Development Agreement area (construction of Golf House Iowa) began in 2023 and were completed in 2024.
- Golf House Iowa is an 8,000 square-foot building that houses the Iowa Golf Hall of Fame. Also included in this building are golf simulation, education, and instructional areas, office spaces for the Iowa Golf Association (IGA), IGA Foundation, Iowa Golf Course Superintendents Association, First Tee Central Iowa, and indoor/outdoor gathering spaces for events.
- The next phase of construction is anticipated to encompass approximately 9.2 acres and includes approximately 15 single family residential dwellings immediately to the south of the Iowa Golf House.
- Future phases of development in this area are anticipated to include new public streets/utility infrastructure to serve a mix of commercial, high-density residential, medium-density residential, and low-density residential development. Following construction of the future 15-home residential subdivision, approximately 50 acres of undeveloped ground will exist within this portion of the Echo Valley PUD amendment area governed by the Master Development Agreement. Exact typologies, intensities, locations, and phases of development are not known at this time.

PREVIOUS COUNCIL ACTION(S):

Date: November 23, 2015

Roll Call Number: [15-1977](#)

Action: [Urban](#) Renewal Development Agreement with United Properties Investment Company Inc. and Echo Valley Investment Company, LC for Echo Valley and approving proposed Conceptual Plan. ([Council Communication No. 15-609](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 3, 2025

Resolution Number: N/A

Action: Review and approval of the 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan, to allow the development of new residential and commercial uses. Motion by Webb. Yes = 10, No = 0, Absent = 1, Abstain = 0.

Board: Urban Design Review Board

Date: November 17, 2015

Resolution Number: N/A

Action: Motion to approve financial assistance by Reynolds. Seconded by Hielkema. Motion Carried. Yes = 7, No = 0, Absent = 3, Abstain = 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board – Review of future amendments to the Conceptual Development Plan and design review and recommendation on future development phases.
- City Council – Consideration of future Parcel Development Agreements.

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