


COUNCIL COMMUNICATION

	Number:	25-195	Meeting:	May 19, 2025
	Agenda Item:	28	Roll Call:	25-0753
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Resolution approving the First Amended and Restated Urban Renewal Development Agreement with 36 on 6th, L.L.C. for the renovation of 3614 6th Avenue into a mixed-use residential and commercial development.

SYNOPSIS:

36 on 6th, LLC (Tim Bratvold, Member; 130 5th Street, Suite A, West Des Moines, IA) has undertaken the renovation of the 10,000-square-foot building at 3614 6th Avenue for a mixed-use building, including commercial and multi-family residential uses.

This action to amend and restate the original development agreement allows for the removal of the adjacent surface parking lot under common ownership from the agreement and its restrictive covenants, inclusive of the minimum assessment agreement obligations, so that the ownership can be transferred to a separate entity free and clear of the agreement. This update to the agreement will also extend the project completion date to reflect August 2025.

There is an intent for this rear parking area to be absorbed into a larger project to provide more parking opportunities for this blossoming commercial district. The removal of this parking area from the project scope specific to 3614 6th Avenue will require a replacement parking solution in the form of a parking access agreement or the equivalent. This action may require a revision to the Conceptual Development Plan.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- By Roll Call No. 23-356, the City Council approved the final terms of an Urban Renewal Development Agreement with 36 on 6th, L.L.C., for the historic renovation of the Klein Department Store building for commercial and multi-family residential uses.
- The project is currently under construction, with anticipated completion by August 2025. The intended occupancy of the first floor is a 3,600-square-foot restaurant with a patio, as well as a 2,300-square-foot space to be used as a potential small business incubation space. The basement level is proposed as a speakeasy, and the second floor will be renovated into four residential units.

PREVIOUS COUNCIL ACTION(S):

Date: October 2, 2023

Roll Call Number: [23-1338](#)

Action: [Commitment](#) of \$500,000 in Community Development Block Grant (CDBG) funds for rehabilitation of the Klein Building at 3614 6th Avenue, resulting in upper-story affordable rental units. ([Council Communication No. 23-443](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-0.

Date: August 7, 2023

Roll Call Number: [23-1147](#)

Action: [Urban](#) renewal development agreement with 36 on 6th, LLC for the renovation of 3614 6th Avenue into a mixed-use residential and commercial development in the Oak Park-Highland Park Urban Renewal Area. ([Council Communication No. 23-356](#)) Moved by Westergaard to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

Date: April 10, 2023

Roll Call Number: [23-0496](#)

Action: Round Three Neighborhood Commercial Revitalization (NCR) Program funding, and authorizing execution of agreements with NCR Program round three funding recipients. ([Council Communication No. 23-192](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S):

Board: Board of Adjustment

Date: December 18, 2024

Resolution Number: ZBOA-2024-000074

Action: Voted 4-2 to conditionally grant a Variance to a separation distance requirement for a “Bar” use in a “MX2” Mixed-Use District and Voted 5-1 to conditionally grant a Conditional Use for a “Bar” use selling alcoholic liquor, wine, and/or beer for on premises consumption limited to 1,900 square feet within the basement.

Board: Plan & Zoning Commission

Date: November 7, 2024

Resolution Number: ZONG-2024-000035

Action: Voted 12-0 to recommend approval of request to rezone the property from “MX1” Mixed-Use District to “MX2” Mixed-Use District.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- City Council – Certificate of Completion

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