


COUNCIL COMMUNICATION

	Number:	25-215	Meeting:	June 9, 2025
	Agenda Item:	36	Roll Call:	<input type="text"/>
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approving Termination Agreement with Wells Fargo Financial regarding the Development Agreements, Restrictive Covenants, and Minimum Assessment Agreements for the properties at 800 and 801 Walnut Street and 800 Mulberry Street.

SYNOPSIS:

The City of Des Moines (City) and Wells Fargo Financial, LLC (Wells Fargo), are parties to two (2) Development Agreements approved by the Des Moines City Council on November 20, 2000, by Roll Call No. 00-4401 and on December 22, 2003, by Roll Call No. 03-2898, respectively. As part of those two (2) Development Agreements, Wells Fargo Financial, LLC, conveyed to the City the beneficiary interests of two (2) Declaration of Covenants and entered into two (2) Minimum Assessment Agreements. The City and Wells Fargo have previously mutually agreed to allow the Development Agreements and Restrictive Covenants to expire on their own terms and have released each other from any obligation or further performance thereunder. The City Council previously approved a termination agreement for the Minimum Assessment Agreement at 801 Walnut Street.

In December of 2024, Wells Fargo had a buyer under contract for the office campus, which prompted the previous request to terminate the active Minimum Assessment Agreement at 801 Walnut Street. The sale of the downtown Wells Fargo office campus did not ultimately occur with the previous buyer that had the properties under contract in December of 2024. A new buyer now has the campus under contract, which has prompted this additional request from Wells Fargo to clear the properties of the obligations imposed by the Development Agreements, Restrictive Covenants, and the remaining Minimum Assessment Agreement that has expired, but has not been formally terminated.

The Office of Economic Development recommends approval of the Termination Agreement to help facilitate the sale and reactivation of the downtown Wells Fargo office campus. The Office of Economic Development will work with the buyer to find solutions for reoccupying the office buildings and assess the feasibility of potentially converting two (2) of the four (4) office buildings to other uses.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The five (5) Wells Fargo Financial properties that the buyer has under contract include:

- 801 Walnut Street: A 10-story, 298,882-square-foot office building with approximately 80 underground parking stalls, constructed in 2005. The current assessment is \$36,700,000.
 - 800 Walnut Street: Locally known as the Skyview Building, a nine (9)-story, 328,495-square-foot office building with 50 underground parking stalls, constructed in 2002. The current property assessment is \$38,000,000.
 - 207 9th Street: Locally known as the Founders Building, a three (3)-story, 53,868-square-foot office building, constructed in 1910, and remodeled in 1986. The current property assessment is \$2,520,000.
 - 206 8th Street: Locally known as the Tower Building, an 11-story, 188,769-square-foot office building, constructed in 1984. The current property assessment is \$12,700,000.
 - 800 Mulberry Street: An eight (8)-story, 1,625-stall parking garage, constructed in 2002. The current property assessment is \$10,200,000.
- The buyer's acquisition of the five (5) properties listed above is expected to close in July 2025.

PREVIOUS COUNCIL ACTION(S):

Date: December 9, 2024

Roll Call Number: [24-1644](#)

Action: [Termination](#) Agreement with Wells Fargo Financial regarding the Minimum Assessment Agreement for the property at 801 Walnut Street. ([Council Communication No. 24-495](#)) Moved by Gatto to approve. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.