

COUNCIL COMMUNICATION

	Number:	25-385	Meeting:	October 20, 2025
	Agenda Item:	26	Roll Call:	25-1405
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Set date of public hearing on the proposed 37th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 37th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area for the November 17, 2025, City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools (DMPS), Des Moines Area Community College (DMACC), and Des Moines Area Regional Transit (DART).

FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 37th Amendment. The activities and projects that may be assisted by this Urban Renewal Plan and tax increment revenues are now listed in the plan text and are subject to separate City Council action.

ADDITIONAL INFORMATION:

- The purpose of this 37th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is to:
 - Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
 - Townhall Associates LP/1601 6th Avenue – Amended and Restated Urban Renewal Development Agreement for historic renovation of 1601 6th Avenue into a mixed-use residential and commercial development, and the new construction of a mixed-use residential and commercial building at 1605/1609/1619 6th Avenue
 - North Des Moines Town Hall/1601 6th Avenue – Termination of Urban Renewal Development Agreement

- Riverview Parking, LLC – Construction of a multilevel parking structure with a minimum of 335 parking stalls at 200/210/216 East Court Avenue
- Wells Fargo Financial Home Office Facility/800 Walnut Street – Termination of Urban Renewal Development Agreement
- Wells Fargo Financial Home Office Facility Expansion/801 Walnut Street – Termination of Urban Renewal Development Agreement
- Small Business Impact Loan Program Funding

and to include these new projects and material amendments to existing projects and updated text for other previously-approved projects in the amended and updated Appendix C – Approved Economic Development and Redevelopment Activities.

- Update the Financial Condition Report to reflect the new projects and material amendments to existing projects incorporated in Appendices C and D.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for:
 - SW 16th and Martin Luther King, Jr. Parkway (MLK) Traffic Improvements
 - University Avenue Bridge over the Des Moines River

PREVIOUS COUNCIL ACTION(S):

Date: April 21, 2025

Roll Call Number: [25-0612](#)

Action: [On](#) the proposed 36th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area. ([Council Communication No. 25-164](#)) Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: April 1, 2025

Resolution Number: N/A

Action: Motion by Hielkema to recommend approval of the Metro Center Urban Renewal Area 36th Amendment as presented. Seconded by Nagle. Yes – 7; No – 0; Abstain – 1; Absent – 3.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board
- Taxing Entities Consultation Meeting
- Hold Public Hearing

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