

COUNCIL COMMUNICATION

	Number:	25-388	Meeting:	October 20, 2025
	Agenda Item:	34	Roll Call:	25-1413
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Resolution Approving Second Amendment to Parking License Agreement with 220 SE 6th Street Properties, LLC.

SYNOPSIS:

On August 22, 2016, the City Council approved an Urban Renewal Development Agreement and Parking License Agreement with 220 SE 6th Street Properties, LLC (represented by Adam Petersen, President and Owner, PDM Precast, Inc.). The purpose of this Second Amendment to the Parking License Agreement is to reflect revised terms related to parking fees and space allocation in the parking garage.

FISCAL IMPACT:

Amount: A cost reduction of \$20,930 per year in parking license fees, and a reduction of \$1,047 in management fees per year of the parking license agreement.

Funding Source: Metro Center Tax Increment Financing (TIF)

ADDITIONAL INFORMATION:

- The Parking License Agreement provides for no less than 60 and no more than 80 general parking spaces at the parking ramp located at 220 SE 6th Street. The City currently licenses 76 total spaces in this garage.
- The current Parking License Agreement includes a base license fee of \$50 per month per space, an additional license fee that started at \$75 per month per space - which is subject to an annual adjustment based on annual consumer price index increases, and a five percent (5%) management fee. This amendment places a cap on the additional license fee so that the base fee and additional fee combined do not exceed the higher of \$125 per space, or the highest monthly floater rate authorized in the City's Parking Ordinance, City of Des Moines Municipal Code §114-658, which is currently \$120 per month per space. The current total parking license rate per space per the current Parking License Agreement terms is \$147.95 per month. The revised total parking license rate per space will be reduced to \$125 per month per space with this amendment.

- The Parking License Agreement currently requires that up to 40 of the licensed spaces shall be located on the uppermost floor of the garage, 20 spaces located on the level below the upper most level of the garage, and 20 spaces located two (2) levels below the upper most level of the garage. This Amendment adjusts the required locations of the licensed spaces to up to 50 that may be located on the uppermost level of the garage, and 30 on the levels below the upper most level.

PREVIOUS COUNCIL ACTION(S):

Date: June 26, 2017

Roll Call Number: [17-1061](#)

Action: [First](#) Amendment to Urban Renewal Development Agreement and Parking License Agreement with 220 SE 6th Street Properties, LLC regarding the construction of a new office building and parking structure at 220 SE 6th Street. ([Council Communication No. 17-519](#)) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: February 7, 2017

Resolution Number: N/A

Action: Approval of the final design revisions with the condition that the west façade screening be changed to a solid material as requested by the Board. Yes = 6, No = 0, Absent = 0, Abstain = 0.

Board: Plan and Zoning Commission

Date: August 4, 2016

Resolution Number: N/A

Action: Approval of the proposed Site Plan amendment including a 4-level parking garage, subject to the following conditions: (1) Compliance with all administrative review comments of the City's Permit and Development Center; (2) Any proposed building must be placed outside of vision clearance triangles; (3) All exterior lighting shall be low-glare cut-off fixtures with any pole mounted fixtures not exceeding 20 feet in height; (4) Any street light within adjoining right-of-way shall be replaced with black Autobahn LED Series ATBO light fixtures; (5) Provision of bike racks at the southwest corner of the site along Southeast 5th Street and East Elm Street intersection; (6) Provision of adjusted parkway plantings in accordance with the City's Landscaping Standards and as approved by the Planning Administrator; (7) Any construction of traffic bump outs shall be subject to review and approval by the City's Traffic Engineer. (Yes = 9, No = 0, Mike Simonson abstained from the vote.)

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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