


## COUNCIL COMMUNICATION

	Number:	<b>25-445</b>	Meeting:	<b>December 8, 2025</b>
	Agenda Item:	<b>29</b>	Roll Call:	<input type="text"/>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

### AGENDA HEADING:

Resolution approving a Grant Agreement with Iowa Soccer Development Foundation, Inc. (ISDF).

### SYNOPSIS:

The Grant Agreement provides for a \$7,000,000 grant to ISDF toward its efforts in building Iowa's first professional soccer stadium and a multi-use public plaza on a portion of the City's 38-acre Superfund site, Dico. ISDF will be eligible for the grant upon full compliance with all lease terms related to the development of the soccer stadium and public plaza, in accordance with an approved Conceptual Development Plan and Project Design.

### FISCAL IMPACT:

Amount: \$7,000,000

Funding Source: Metro Center Tax Increment Financing (TIF)

### ADDITIONAL INFORMATION:

- ISDF intends to lease a portion of the City-owned Dico site, a Superfund site located south of Martin Luther King Jr. (MLK) Parkway between SW 16th Street and the Raccoon River, in order to build a stadium designed for soccer and a public plaza. The grant facilitates productive reuse land owned by the City that otherwise may remain underutilized.
- The stadium will include a seating capacity of no fewer than 5,500 seats, and will be fully constructed along with the public plaza by December 31, 2029.
- The ISDF intends to have both a men's and women's soccer team using the facility.
- The facility and adjacent public plaza will also be available for use by other organizations for various community festivals.
- The soccer stadium and public plaza are expected to promote community engagement, contribute to the quality of life of our residents and visitors, and attract additional economic activity to Des Moines.
- ISDF will only be eligible for the grant upon completion of the stadium and public plaza.

**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Urban Design Review Board – Recommendation on Conceptual Development Plan
- City Council – Vote on Conceptual Development Plan
- Urban Design Review Board – Recommendation on Design of the Soccer Stadium and Public Plaza
- City Council – Vote on Final Design of the Soccer Stadium and Public Plaza
- City Council – Certificate of Completion for the Soccer Stadium and Public Plaza

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](mailto:cityclerk@dmgov.org).