COUNCIL COMMUNICATION

CITY OF DES MOINES CITY MANAGER'S OFFICE	Number:	**25-468**	Meeting:	**December 22, 2025**
	Agenda Item:	**24**	Roll Call:	**25-1687**
	Submitted by:	**Chris Johansen, Neighborhood Services Department Director**		

AGENDA HEADING:

Receive and file Good Neighbor Agreement between the North Des Moines Town Hall Developer and the River Bend Good Neighborhood Advisory Committee.

SYNOPSIS:

A Good Neighbor Agreement was approved by the committee for the North Des Moines Town Hall and River Bend Good Neighbor Advisory Committee. The agreement shares common goals of fostering mutual respect; preserving a peaceful, safe, and clean neighborhood and community; communicating openly and honestly, collaborating to address concerns and solve problems; and offering public service for the benefit of the neighborhood and community.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The North Des Moines Town Hall is part of the Townhall Food Hall and Apartments. The project includes two (2) parts:

  1. New Construction: Dilapidated buildings at 1619, 1615, 1609, 1607, and 1605 6th Avenue and 515 College Avenue were acquired and demolished. Construction started on a new mixed-use building, to include 24 affordable one (1)-bedroom and two (2)-bedroom housing units on the second and third floors and a large community space and kitchens that can be used for classes, entrepreneurial activities, and events on the first floor.

  2. Historic Rehab: Located at 1601 6th Avenue, the former North Des Moines Town Hall includes five (5) affordable studio and one (1)-bedroom rental housing units on the second floor and commercial tenant space on the first floor.

- The anticipated completion date is December 31, 2026. As part of the development project, Councilmember Coleman worked to establish a Good Neighbor Agreement between the North Des Moines Town Hall developer, River Bend Neighborhood Association, nearby businesses, and property owners.

- The committee is comprised of one (1) representative from the North Des Moines Town Hall developer, two (2) representatives from the River Bend Neighborhood Association, two (2) residents of the River Bend Neighborhood, and one (1) representative from the 6th Avenue Corridor.

- The committee met throughout fall 2025 and approved the Good Neighbor Agreement on December 15, 2025. The agreement addresses safety, conduct and behavior, property maintenance and appearance, parking and traffic, communications, and commercial operations and use limitations.

PREVIOUS COUNCIL ACTION(S):

Date: May 19, 2025

Roll Call Number: 25-0740

Action: $750,000 in Home Investment Partnership (HOME) Funds for Townhall Food Hall and Apartments resulting in 29 total affordable residential rental units. (Council Communication No. 25-203) Move by Gatto to adopt. Second by Voss. Motion Carried 7–0.

Date: October 7, 2024

Roll Call Number: 24-1353

Action: Preliminary Commitment of $750,000 in HOME Funds for The Townhall Food Hall and Apartments resulting in 29 total affordable residential rental units. (Council Communication No. 24-386) Moved by Coleman to adopt. Second by Simonson. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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