

COUNCIL COMMUNICATION

	Number:	26-070	Meeting:	February 23, 2026
	Agenda Item:	31	Roll Call:	26-0249
	Submitted by:	Carrie Kruse, Economic Development Administrator		

AGENDA HEADING:

Approving Release of Private Redevelopment Agreement with Riverview DSM LLC (f/k/a Court Avenue Partners / Court Avenue Partners LC / Des Moines Federal Courthouse L.C.) for the property at 218 East 2nd Street.

SYNOPSIS:

The City of Des Moines (City) and Riverview DSM LLC (f/k/a Court Avenue Partners / Court Avenue Partners LC / Des Moines Federal Courthouse L.C.) entered into a Private Redevelopment Agreement dated May 26, 1992, filed June 25, 1992 in Book 6584, Page 774 in the Polk County, Iowa Recorder's Office (Redevelopment Agreement) for the purpose of the real estate transaction to facilitate the construction of the building currently located on the site.

Due to a recent title opinion by the legal titleholder of the property, there is a request to clear the property of the formal obligations imposed by the Redevelopment Agreement, which has expired, but has not been formally terminated.

The Office of Economic Development recommends approval of the Release of Private Redevelopment Agreement to address the outstanding items in the title opinion. The property is adjacent to the proposed parking structure at 200 East Court Avenue, and is included in that project scope.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The original Redevelopment Agreement was executed for the purpose of sale and redevelopment of the site. In 1992, Court Avenue Partners submitted a proposal for redevelopment of the property, prompting the real estate transaction.

PREVIOUS COUNCIL ACTION(S):

Date: May 19, 2025

Roll Call Number: [25-0751](#)

Action: [Urban](#) Renewal Development Agreement with Riverview Parking LLC for the construction of a multilevel parking structure with a minimum of 335 parking stalls located at 200, 210, and 216 E. Court Avenue to support the renovation and re-occupancy of the existing office building at 218 E. 2nd Street. ([Council Communication No. 25-196](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0. Council Member Mandelbaum declares an appearance of a conflict of interest and abstains from voting.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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