



Date August 7, 2023

**RESOLUTION APPROVING PRELIMINARY TERMS OF THE FIRST AMENDMENT TO THE URBAN RENEWAL DEVELOPMENT AGREEMENT WITH NORTH DES MOINES TOWN HALL, LP (CHADEN HALFHILL, KUUKU SAAH) FOR RENOVATION OF EXISTING BUILDING AT 1601 6<sup>TH</sup> AVENUE**

**WHEREAS**, North Des Moines Town Hall, LP ("Developer"), (represented by Chaden Halfhill and Kuuku Saah, Members, Sixth Avenue Catalyst, LLC, its General Partner) has proposed the renovation of the existing 4,800 square-foot historic 2-story building located at 1601 6<sup>th</sup> Avenue, which is expected to include a restaurant use on the first floor, an additional commercial user on the lower level, and four (4) residential units on the second floor (collectively "Improvements") in the Metro Center Urban Renewal Area; and

**WHEREAS**, construction of the Improvements is anticipated to commence in the fall of 2023, with completion in the fall of 2024 at an estimated total project cost of \$3,500,000.00, subject to receipt of the financial assistance identified below; and

**WHEREAS**, the City's Office of Economic Development has negotiated preliminary terms of an amendment to the Urban Renewal Development Agreement with the Developer, all as more specifically described in the accompanying Council Communication, which provides that in consideration of the Developer's commencement and completion of the Improvements and undertaking certain additional obligations, the City will provide an economic development forgivable loan to Developer in the amount of \$300,000.00, to be paid upon City's issuance of the certificate of completion for the Improvements and no earlier than July 1, 2024, with loan forgiveness available in project year 20 subject to full compliance by Developer with said Agreement; and

**WHEREAS**, the Developer has been approved for a grant through the Neighborhood Commercial Revitalization program and associated development agreement by Roll Call No. 22-1888, which will be amended due to these additional terms; and

**WHEREAS**, the Developer has agreed to preliminary terms of Agreement to participate in and comply with MidAmerican Energy's Commercial New Construction Energy Efficiency Program; and



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**WHEREAS**, once completed, the Improvements are expected to provide no fewer than three (3) residential units which will be affordable for persons making not more than 60% AMI for the term of the forgivable loan;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, that the preliminary terms of the first amendment to the agreement with North Des Moines Town Hall, LP, as described above and in the accompanying Council Communication, are hereby received and filed, and the City Manager is hereby directed to proceed with negotiation of a development agreement with the Developer not inconsistent with the preliminary terms set forth herein.

(Council Communication No. 23-357)

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.  
Gary D. Goudelock Jr.  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk