



Date June 9, 2025

**RESOLUTION APPROVING AMENDED AND RESTATED URBAN RENEWAL
DEVELOPMENT AGREEMENT WITH TOWNHALL ASSOCIATES LP FOR THE
HISTORIC RENOVATION OF 1601 6TH AVENUE INTO A MIXED-USE
RESIDENTIAL AND COMMERCIAL DEVELOPMENT, AND THE NEW
CONSTRUCTION OF A MIXED-USE RESIDENTIAL AND COMMERCIAL
BUILDING AT 1605, 1609, AND 1619 6TH AVENUE**

WHEREAS, Townhall Associates LP (“Developer”), represented by Ntontan Real Estate and Newbury Living proposes the renovation of a 4,800-square-foot historic two (2) story building at 1601 6th Avenue and construction of a mixed-use building located at 1605, 1609, and 1619 6th Avenue; and

WHEREAS, the project will include a coffee shop on the first floor and five (5) residential units on the upper level and first floor of the historic building. The project scope also includes a new construction three (3)-story mixed-use building to include three (3) kitchen spaces and a community seating and gathering space as part of the community foodhall concept, and 24 residential units; and

WHEREAS, the project is anticipated to cost approximately \$13.1 million with construction expected to begin no later than the Summer of 2025 and be completed by the end of 2026; and

WHEREAS, on December 12, 2022, by Roll Call Number 22-1888, this project was previously awarded an economic development loan in the amount of \$300,000, and a Neighborhood Commercial Revitalization grant in the amount of \$160,000, however, due to a change in the scope and nature of the project, it no longer qualifies for economic development assistance pursuant to the programs under which the previous grant was awarded; and

WHEREAS, the previously-approved Development Agreement was amended and restated on October 2, 2023 by Roll Call Number 23-1340; and

WHEREAS, City Council approved preliminary terms for the newly-negotiated Development Agreement on February 19, 2024 by Roll Call Number 24-0258; and

WHEREAS, City Council approved final terms of the newly-negotiated Development Agreement on April 21, 2025 by Roll Call Number 25-0588; and

WHEREAS, the Agreement approved on April 21, 2025 by Roll Call Number 25-0588 contained provisions for forgiveness of certain economic development incentive loans and Developer has requested, and City staff recommend an amendment removing loan forgiveness provisions from the Agreement and related documents; and



Date June 9, 2025

WHEREAS, the parties have agreed to the terms of an Amended and Restated Development Agreement in form on file in the office of the City Clerk which maintains the key provisions of the April 21, 2025 agreement with the exception of removal of loan forgiveness provisions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. The City Council hereby makes the following findings in support of the proposed Development Agreement with Developer:

- a. Developer's obligations under the Development Agreement to redevelop the Property for a mixed-use building, including commercial and multi-family residential uses, further the objectives of the Metro Center Urban Renewal Plan to encourage and facilitate high quality commercial, mixed use and residential uses and the associated employment opportunities and slum and blight elimination within the Plan area; provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds; preserve, maintain, and improve the existing inventory of multi-family housing; foster economic prosperity and stability by retaining existing businesses; further Des Moines' revitalization efforts to improve the strength, stability, and vitality of the Project Area; and protect Des Moines' historic and cultural assets that contribute to neighborhood and community identity.
- b. The economic development incentives for the development of the Project are provided by the City pursuant to the Urban Renewal Law and Chapter 15A of the Code of Iowa, and Developer's obligations under this Agreement to construct the Improvements will generate the following public gains and benefits: (i) it will encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the Project Area; (ii) it will facilitate the development and re-development of commercial, mixed use and residential uses for the creation and retention of jobs in the City of Des Moines; (iii) it will provide a diversity of housing options; increase the overall tax base; and (iv) it will maximize the return on past investment in road and public utility networks.
- c. The construction of the Project is a speculative venture and the construction and the construction and resulting benefits would not occur without the economic incentives provided by the Development Agreement.
- d. The development of the Property pursuant to the Development Agreement, and the fulfillment generally of the Agreement, are in the vital and best interests of City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under



Roll Call Number

Agenda Item Number

34

Date June 9, 2025

which the Project has been undertaken, and warrant the provision of the economic assistance set forth in the Agreement.

2. The Amended and Restated Urban Renewal Development Agreement between the City and Developer, and the Conceptual Development Plan attached thereto, both as on file in the office of the City Clerk, are hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and attest to, respectively, the Agreement on behalf of the City of Des Moines.

(Council Communication No. 25-216)

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	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. City Clerk
BOESEN					
SIMONSON					
VOSS					
COLEMAN					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED					
APPROVED					
Mayor					