



Date October 20, 2025

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
THIRTY-SEVENTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR
THE METRO CENTER URBAN RENEWAL AREA**

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council approved the Metro Center Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Metro Center Urban Renewal Area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and

WHEREAS, the Metro Center Urban Renewal Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and

WHEREAS, the City Council desires to consider a proposed Thirty-Seventh Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
 - Townhall Associates LP / 1601 6th Avenue – Amended and Restated Urban Renewal Development Agreement for 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 1605/1609/1619 6th Avenue
 - North Des Moines Town Hall/1601 6th Avenue – Termination of Urban Renewal Development Agreement
 - Riverview Parking, LLC – Construction of a multilevel parking structure with a minimum of 335 parking stalls at 200/210/216 East Court Avenue
 - Wells Fargo Financial Home Office Facility / 800 Walnut Street – Termination of Urban Renewal Development Agreement
 - Wells Fargo Financial Home Office Facility Expansion / 801 Walnut Street – Termination of Urban Renewal Development Agreement
 - Small Business Impact Loan Program Funding

and to include these new projects and material amendments to existing projects and updated text for other previously-approved projects in the amended and updated Appendix C --Approved Economic Development and Redevelopment Activities.

- Update the Financial Condition Report to reflect the new project and material amendment to existing projects incorporated in Appendices C and D.



Date October 20, 2025

- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for:
 - SW 16th and MLK Traffic Improvements
 - University Ave. Bridge over the Des Moines River

WHEREAS, a copy of the proposed Thirty-Seventh Amendment is on file and available for public inspection in the office of the City Clerk; and

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Thirty-Seventh Amendment at its regular meeting on November 4, 2025, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

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

1. A public hearing shall be held before the City Council to consider the proposed Thirty-Seventh Amendment to the Metro Center Urban Renewal Plan at 5:00 p.m. on November 17, 2025, in the City Council Chambers at City Hall.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Sections 362.3 and 403.5 of the Iowa Code.
3. The proposed Thirty-Seventh Amendment is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the Director in accordance with Iowa Code §403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Thirty-Seventh Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 25-385)



Roll Call Number

Agenda Item Number

26

Date October 20, 2025

MOVED by _____ to adopt. Second by _____.

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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