



**Date** December 22, 2025

**RECEIVE AND FILE THE GOOD NEIGHBOR AGREEMENT BETWEEN THE  
NORTH DES MOINES TOWN HALL DEVELOPER AND THE RIVER BEND GOOD  
NEIGHBOR ADVISORY COMMITTEE**

**WHEREAS**, the North Des Moines Town Hall, 1601 6<sup>th</sup> Avenue, is part of the Townhall Food Hall and Apartments project that includes two parts: (1) New Construction: dilapidated buildings at 1619, 1615, 1609, 1607, and 1605 6<sup>th</sup> Avenue and 515 College Avenue were acquired and demolished. Construction started on a new mixed-use building, to include twenty-four (24) affordable one-bedroom and two-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 6<sup>th</sup> Avenue, the former North Des Moines Town Hall includes five (5) affordable studio and one-bedroom rental housing units on the second floor and commercial tenant space on the first floor; and

**WHEREAS**, the anticipated completion date is December 31, 2026; and

**WHEREAS**, the River Bend Good Neighbor Advisory Committee is a group of representatives including the North Des Moines Town Hall developer – Townhall Associates, LP (“Developer”), River Bend Neighborhood Association, River Bend neighborhood residents, and the 6<sup>th</sup> Avenue Corridor; and

**WHEREAS**, the common goals of all of the foregoing parties are to foster mutual respect; preserve a peaceful, safe, and clean neighborhood and community; communicate openly and honestly; collaborate to address concerns and solve problems; and offer public service for the benefit of the neighborhood and community; and

**WHEREAS**, as of on or about May 1, 2025, the Developer and the River Bend Good Neighbor Advisory Committee approved the attached Good Neighbor Agreement between the developer and the River Bend Good Neighbor Advisory Committee.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, that the attached Good Neighbor Agreement is hereby received and filed and will be maintained in the office of the City Clerk.

(Council Communication No. 25-468)

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

Second by \_\_\_\_\_



Roll Call Number

Agenda Item Number

24

Date December 22, 2025

Approved as to form:

/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

# GOOD NEIGHBOR AGREEMENT

BETWEEN

NORTH DES MOINES TOWN HALL

AND

THE RIVER BEND ADVISORY COMMITTEE OF NEIGHBORS

## RECITALS

This Good Neighbor Agreement (the "Agreement") is entered into on December 22, 2025 by and between the Developer of the North Des Moines Town Hall ("Developer") and the River Bend GOOD NEIGHBOR Advisory Committee ("Committee"), collectively referred to as the "Parties."

The North Des Moines Town Hall, located at 1601 6<sup>th</sup> Avenue in Des Moines, Iowa, is a multi-purpose community facility to be developed as a gathering space for civic meetings, community celebrations, educational programming, and neighborhood support services.

The GOOD NEIGHBOR Advisory Committee is comprised of representatives from the River Bend Neighborhood Association, nearby residents, local businesses, and other key stakeholders. The Committee's mission is to support the successful development and integration of the Town Hall into the neighborhood, promote open communication between the Developer and community, and uphold shared standards for safety, accessibility, maintenance, and mutual respect.

The Parties enter into this Agreement with the intent to:

- Foster mutual respect and cooperation.
- Promote a peaceful, safe, and clean neighborhood environment.
- Welcome diverse populations and celebrate community engagement.
- Ensure this project enhances the strength and safety of Des Moines as a whole.

## 1. ESTABLISHMENT OF THE GOOD NEIGHBOR ADVISORY COMMITTEE

The Committee shall be composed of:

- One (1) Developer representatives
- Two (2) River Bend Neighborhood Association representatives
- At least three (3) community members, including residents and/or nearby business representatives.
- A facilitator.

### Meeting Schedule:

- Meetings will be held **every other month** until construction is complete, currently scheduled for October 2026.
- Meetings will be held **twice a year** during the first year after opening.
- Meetings will then be held **annually**, with a representative from the City of Des Moines in attendance.

The Riverbend Neighborhood Association President or Vice President shall be responsible for scheduling and hosting all meetings.

Responsibilities include:

- Monitoring compliance with this Agreement
- Reviewing project updates
- Discussing community concerns
- Providing input on safety, communication, and public use



## 2. SAFETY AND SECURITY

The Developer agrees to:

- Enforce a strict **Code of Conduct** on-site with residents and commercial tenants.
- Install and maintain **security cameras** at entrances, key outdoor areas, including the entire parking lot.
- Maintain adequate **lighting** throughout the property. The lighting will minimize the effect on residential neighbors' property.
- Employ trained staff during public access hours.
- Provide a **24/7 emergency contact number**, which will be made publicly available.
- Acknowledge concerns about safety and security within 24 hours and then either work with the committee to determine an appropriate response or communicate what the appropriate response will be.

The Committee agrees to:

- Publicize the emergency contact information.
- Provide feedback and suggestions to improve site security.
- Review reports on incidents and outcomes.

## 3. CONDUCT AND BEHAVIOR

The Developer shall:

- Enforce the Code of Conduct for all staff, residents, business operators, patrons, and visitors.
- Prohibit unlawful behavior, excessive and prolonged noise, illegal weapons, and disruptive actions.
- Offer orientation to all residents and business operators about behavioral expectations.

The Committee shall:

- Promote community understanding of behavioral policies.
- Support the integration of the facility into the neighborhood through inclusive programming and events.

## 4. PROPERTY MAINTENANCE AND APPEARANCE

The Developer shall:

- Maintain a clean and attractive property, including sidewalks and green space.
- Adhere to city zoning, signage, and beautification standards.
- Remove graffiti within 72 hours, or work with the City's graffiti removal program.
- Maintain clean dumpster areas which are inspected weekly and cleaned as needed. The developer agrees to make eliminating debris a priority.

The Committee shall:

- Monitor general property conditions and notify the Developer or city as needed.
- Partner on community clean-up days or landscape projects

## 5. PARKING AND TRAFFIC

The Developer agrees to:

- Provide on-site parking for staff and visitors.
- Minimize off street parking concerns in the neighborhood.
- Minimize impact of deliveries, collection, and other large trucks nearby residents
- Ensure emergency access is unobstructed.

The Committee agrees to:

- Monitor and report on parking and traffic concerns.
- Promote alternative transportation when feasible.

## 6. COMMUNICATION AND TRANSPARENCY

The Developer will:

- Notify the Committee of any major construction changes or project modifications.
- Attend neighborhood meetings when requested
- Report milestones, usage metrics, or success stories from the Town Hall

The Committee will:

- Educate residents about the project and its benefits.
- Support Town Hall programming and outreach.
- Encourage ongoing collaboration between the Developer and neighborhood.
- The Neighborhood agrees to collaborate on a welcome packet for new residents including a 'who to contact' and "when to contact" list of neighborhood, city and county services.

## 7. COMMERCIAL OPERATIONS AND USE LIMITATIONS

To promote a peaceful coexistence between commercial activity and neighborhood quality of life, the following guidelines will apply:

- Regular commercial operations within the North Des Moines Town Hall will be as zoning dictates.
- No businesses with the following uses shall be allowed on-site: adult entertainment, gambling establishments, or cannabis dispensaries/vape shops (unless permitted by state law and reviewed with the Committee).
- The Developer maintains full authority to lease the space to commercial and residential tenants as they determine. The Developer also agrees to inform the Committee of the leasing of any commercial tenant.
- The Developer agrees that all leases will include a lease termination clause if illegal activities or crimes exist on the development. The Developer agrees to execute lease termination if criminal or illegal activities exist.
- Event rentals or programming outside standard hours must be communicated to the Committee to minimize disruption.

## 8. CONTACT INFORMATION

A current list of contact people from both the Developer and Committee will be maintained and updated regularly. This list will include:

- Developer Project Lead
  - Kuuku Shah 515.664.0908 [kuuku.saah@gmail.com](mailto:kuuku.saah@gmail.com)
- Town Hall Facility Manager
  - Kuuku Shah 515.664.0908 [kuuku.saah@gmail.com](mailto:kuuku.saah@gmail.com)
  - This may be updated once open.
- Neighborhood Chair and Secretary
  - Kathy Hellstern 515.770.6539 [president@riverbendneighborhood.org](mailto:president@riverbendneighborhood.org)

## 9. CONFLICT RESOLUTION

The Parties commit to resolving conflicts respectfully and directly. If necessary, a neutral third-party mediator may be called upon. The Ward Councilmember will identify a mediator or conduct the mediation if requested by the parties.

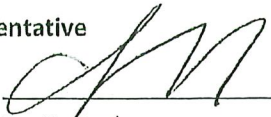
## 10. AMENDMENTS

This Agreement may be amended in writing with the mutual consent of both the Developer and Committee.

**11. ACKNOWLEDGEMENT AND SIGNATURES**

By signing this Agreement, the Developer and Committee members commit to the spirit and letter of this collaboration in support of the North Des Moines Town Hall and the surrounding neighborhood.

**Developer Representative**

Signature:   
 Name: KuuKu Saah  
 Title: Owner/Operator

Date: 12-12-25

**NEIGHBORHOOD:**


Signature:   
 Name: Kathy Hellstern  
 Title: Riverbend Neighborhood Association President

Date: 12-15-25

Signature:   
 Name: ~~Elisabeth Lewin~~ Elisabeth Lewin  
 Title: Riverbend Neighborhood Association Vice President <sup>Secretary</sup>

Date: Dec. 15, 2025

**NEIGHBOR COMMITTEE MEMBERS:**


Signature:   
 Name: Mike Baldus  
 Address: 501 COLLEGE AVE

Date: 12/15/25

Signature:   
 Name: Clint Devore  
 Address: 503 COLLEGE AVE

Date: 12/15/25

**COORIDOR LEADERSHIP IN NEIGHBOR COMMITTEE MEMBERS:**

Signature:   
 Name: Jasmine Brooks  
 Affiliation: 6<sup>th</sup> Ave Corridor

Date: 16/12/25

**CITY OF DES MOINES**

Signature:   
 Name: Chris Coleman  
 Address: Ward 1 Councilmember

Date: 12-15-25



## ***North Des Moines Town Hall***

### **Resident / Commercial Operator Code of Conduct**

As a resident or business operator of North Des Moines Town Hall, I understand that I am part of both a supportive living environment and the broader River Bend neighborhood. I agree to the following Code of Conduct to ensure that I contribute positively to a safe, respectful, and welcoming community for all.

#### **1. Respect for Neighbors and Community**

- Treat all neighbors—within the facility and in the neighborhood—with kindness, dignity, and courtesy.
- Avoid disruptive behaviors such as excessive noise, loitering, or harassment.
- Respect all public and private property and maintain peaceful interactions in shared spaces.

#### **2. Commitment to Safety**

- Refrain from possessing, using, or distributing illegal drugs, illegal weapons, or stolen goods.
- Follow all safety protocols within the building and neighborhood.
- Report unsafe conditions, suspicious activity, or emergencies to staff or authorities promptly.
- Be respectful of the neighborhood by avoiding excessive and prolonged disruptive noise.

#### **3. Cleanliness and Beautification**

- Keep personal living spaces clean and sanitary.
- Dispose of trash properly and avoid littering in shared or public areas.
- Participate in maintaining a clean and attractive facility by reporting maintenance concerns.
- Support beautification efforts such as community clean-up days and landscaping projects.

#### **4. Communication and Cooperation**

- Express concerns or feedback through respectful dialogue with staff or Committee members.
- Attend any scheduled resident meetings or orientations to stay informed.
- Cooperate with fellow residents, staff, and community partners to address common issues.

#### **5. Civic Engagement and Neighborhood Participation**

- Learn about the River Bend Neighborhood Association, 6AC, and its efforts.
- Stay connected by attending neighborhood association meetings when possible. Meetings are typically monthly on the last Tuesday at 6pm at Urban Dreams.
- Volunteer or participate in neighborhood activities to build positive relationships and a strong sense of community.

#### **Acknowledgement**

I acknowledge that I have read and understand this Code of Conduct. I agree to uphold these principles and contribute to the safety, dignity, and positive reputation of the North Des Moines Town Hall and surrounding neighborhood.

Resident/Business Name (Printed): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_