



Date August 3, 2026

**RESOLUTION APPROVING FIRST AMENDMENT TO 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 has begun 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 previously included 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 having begun during the Summer of 2025 and is expected to be substantially completed by the end of 2026; and

WHEREAS, on June 9, 2025, the Parties entered into an Amended and Restated Development Agreement whereby Developer would construct the improvements contemplated by the Conceptual Development Plan and the City would provide certain economic development incentives; and

WHEREAS, the Parties wish to amend the Amended and Restated Development Agreement in order to slightly change the scope to provide for one larger kitchen space in place of the previously-proposed three kitchen spaces; and

WHEREAS, the Parties have negotiated such amendment in form on file in the Office of the City Clerk.

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:



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- 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 which the Project has been undertaken, and warrant the provision of the economic assistance set forth in the Agreement.
2. The First Amendment to 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.
3. The City Manager or his designee(s) are authorized to administer the Amended and Restated Urban Renewal Development Agreement as amended on behalf of the City.



Roll Call Number

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4. Upon requisition by the Office of Economic Development, the Finance Department is authorized and directed to distribute the economic development incentive payments pursuant to the terms of the Development Agreement as amended.

5. As soon as reasonably possible following execution by the Mayor and attestation by the City Clerk, the City Clerk is directed to submit a copy of the fully-executed First Amendment to Amended and Restated Urban Renewal Development Agreement to the Finance Department to determine whether disclosure or filing is required for Electronic Municipal Market Access.

(Council Communication No. 26-274)

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
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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