



**Roll Call Number**

25-0751

**Agenda Item Number**

26

**Date** May 19, 2025

**RESOLUTION APPROVING FINAL TERMS OF AN URBAN RENEWAL DEVELOPMENT AGREEMENT WITH RIVERVIEW PARKING LLC FOR THE CONSTRUCTION OF A MULTILEVEL PARKING STRUCTURE AT THE NORTHEAST CORNER OF EAST COURT AVENUE AND EAST 2ND STREET**

**WHEREAS**, Riverview Parking, LLC (“Developer”), represented by Doug Wells, proposes to undertake construction of a multi-level parking structure consisting of a minimum of 335 parking stalls at 200, 210, and 216 E Court Avenue, located on a 0.849-acre parcel in the East Village and a full-scale renovation of the adjacent office building, located at 218 E 2<sup>nd</sup> Street (collectively “Improvements”) in the Metro Center Urban Renewal Area; and

**WHEREAS**, the proposed parking structure will include EV charging stations and will be available for use by the public on nights and weekends; and

**WHEREAS**, Developer is also proposing a full-scale renovation of the adjacent office building located at 218 E. 2<sup>nd</sup> Street; and

**WHEREAS**, construction of the Improvements is anticipated to be completed in 2026 at a combined total project cost of all Improvements estimated at \$36.3 million, subject to receipt of the financial assistance identified below; and

**WHEREAS**, pursuant to Roll Call No. 24-1259, approved on September 16, 2024, the City Council directed the City Manager to proceed with negotiation of a Development Agreement with the Developer for the project; and

**WHEREAS**, the City’s Office of Economic Development has negotiated an Urban Renewal Development Agreement (the “Development Agreement”) with the Developer, whereby the Developer has agreed to construct the Improvements, in accordance with the Conceptual Development Plan, which proposed Development Agreement and Conceptual Development Plan related thereto are on file in the office of the City Clerk; and

**WHEREAS**, the proposed Development Agreement provides that in consideration of the Developer’s commencement and completion of the Improvements and in lieu of commercial tax abatement, the City will provide an economic development grant for 20 years in the amount of approximately \$6.02 million based on project-generated tax increment financing (“TIF”) for the Improvements at a net-present-value at a 4.5% discount rate (\$10.05 million on a cash basis), to be paid with 100% of the project-generated building (exclusive of land) TIF in years one (1) through twenty (20); and

**WHEREAS**, the TIF set forth above is estimated to be 16.6% of the combined project cost; and



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**WHEREAS**, at its meeting on April 1, 2025, the Urban Design Review Board voted 8-0 to recommend approval of final design of the Improvements as proposed by the Developer and set forth in the Conceptual Development Plan incorporated in the Development Agreement.

**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 as set forth in the Conceptual Development Plan attached to the Development Agreement and in form on file in the office of the City Clerk 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; 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 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 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



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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 Development Services Director or his designee are directed to submit a copy of the fully executed Development Agreement to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings.

4. Upon requisition by the Office of Economic Development, the Finance Department shall advance the installments on the Economic Development Assistance pursuant to Article 4 of the Development Agreement.

5. The Development Services Director or designee(s) are hereby authorized and directed to administer the Development Agreement on behalf of the City, and to monitor compliance by the Developer with the terms and conditions of the Agreement. The Development Services Director is further directed to forward to City Council all matters and documents that require City Council review and approval in accordance with the Agreement.

(Council Communication No. 25-196)

MOVED BY Gatto TO ADOPT. SECOND BY Voss

APPROVED AS TO FORM:

/s/ Gary Goudelock

Gary Goudelock  
Assistant City Attorney

\*Council Member Mandelbaum declares an appearance of a conflict of interest and abstains from voting.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
*MANDELBAUM				
GATTO	✓			
TOTAL	6			

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.

Connie Boesen

Mayor

Laura Baumgartner

City Clerk