

**Roll Call Number**25-1122**Agenda Item Number**22**Date** August 18, 2025**RESOLUTION IN SUPPORT OF AMENDMENT TO THE FINAL APPLICATION FOR THE
MERLE HAY MALL CAMPUS REINVESTMENT DISTRICT**

WHEREAS, on January 11, 2021, by Roll Call No. 21-0024, the City Council approved an Iowa Code Chapter 28E Agreement by and between Des Moines and Urbandale to establish an Iowa Code Chapter 15J reinvestment district in furtherance of new development in the vicinity of Merle Hay Mall, in accordance with recent amendments to Chapter 15J allowing for the establishment of a reinvestment district within combined City boundaries by a joint board or other legal entity established by contiguous cities pursuant to an Iowa Code Chapter 28E Agreement (“Joint Board”); and

WHEREAS, in February 2021, the Council approved, and the joint board submitted, an application to the Iowa Economic Development Authority (“IEDA”) for reinvestment of certain State hotel and motel and sales and use tax revenues into the Merle Hay Mall campus if designated as a reinvestment district; and

WHEREAS, the February 2021 application provided that any reinvested State tax revenue funds would be used within the Merle Hay Mall campus solely for the redevelopment of the previous Younkers store building into a 3,500-seat multi-purpose ice hockey arena for relocation of the Des Moines Buccaneers and redevelopment of the original Kohl’s store and food court into a 70,000-square foot ice facility, which reinvestment and redevelopment were anticipated to encourage other development on the Merle Hay Mall campus and the sustained economic viability of said campus; and

WHEREAS, since the February 2021 application, some aspects of the project have changed. The most notable change is that the Des Moines Buccaneers will not be part of the effort. Instead of multiple sheets of ice for the Buccaneers and potential hockey tournaments, the proposal has become one (1) sheet of ice for various users, a sports court, and pickleball courts. The number of users is actually expected to increase across various sports interests. Other aspects of the plan – hotel, housing, additional retail north of the new Kohl’s, etc. remain the same; and

WHEREAS, on April 7, 2025, Council approved an amendment to the plan and application by Roll Call number 25-0506 which were subsequently approved by the Urbandale City Council and the Joint Board; and

WHEREAS, since passage of the amended plan, IEDA informed the relevant parties that a new third-party financial feasibility study should be included in the application; and

WHEREAS, Urbandale commissioned that study from AECOM who has now completed the study; and

WHEREAS, the recent Amendment should be further amended to include the results of the AECOM study; and

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WHEREAS, an amended District Plan reflecting the proposed changes is on file with the City Clerk's office and is available for public inspection.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the City Council of the City of Des Moines expresses its support for, and approval of, the proposed amendment in form on file in the office of the City Clerk to be submitted by the Joint Board to IEDA for approval.

(Council Communication No. 25-305)

MOVED BY Coleman TO ADOPT. SECOND BY Voss
Refer to the City Manager to send
a letter of support to IEDA.

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	6			1

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

