



Roll Call Number

25-1544

Agenda Item Number

28

Date November 17, 2025

**RESOLUTION IN SUPPORT OF CHANGES TO FIRST AMENDMENT TO THE
FINAL APPLICATION FOR THE MERLE HAY MALL CAMPUS REINVESTMENT
DISTRICT**

WHEREAS, in 2013, the Iowa Legislature enacted the Iowa Reinvestment District Act (the "Act"), which establishes a program administered by the Iowa Economic Development Authority (IEDA) that allows certain state hotel and motel, and sales and use tax revenues to be reinvested in designated reinvestment districts; and

WHEREAS, in 2020, the Iowa Legislature amended certain parameters of the Act and budgeted an additional \$100 million to be used to fund additional projects across the state. The Act and the administrative rules adopted by IEDA required the submission of a pre-application for provisional approval of a proposed reinvestment district; and

WHEREAS, in January 2021, Council approved the creation of a Board pursuant to Iowa Code chapter 28E along with the City of Urbandale to review the feasibility of, and make application for creation of a reinvestment district for Merle Hay Mall; and

WHEREAS, that 28E Board submitted the pre-application for Iowa Reinvestment Act (IRA) funding for the redevelopment efforts at Merle Hay Mall in February 2021. The pre-application was awarded provisional approval for \$26.5 million in June 2021; and

WHEREAS, the final application was submitted in February 2022 and the application was previously amended on April 7, 2025 by Roll Call No. 25-0506 to reflect certain changes to the project; and

WHEREAS, in May, IEDA requested a new third-party financial feasibility study. The City of Urbandale commissioned that study from AECOM. IEDA has since asked that the most recent Amendment be further amended to include those new numbers within the body of the Amendment. The City Council approved those changes to the Amendment on August 18, 2025. The Urbandale City Council and the 28E Board also approved those changes; and

WHEREAS, since that Council action, IEDA staff has proposed a reduction in the original award amount of \$26.5 million based upon decreased total project costs for the amended proposal, however, the IEDA Board has not yet acted on the original Amendment request; and

WHEREAS, the developer for the reinvestment project has indicated that the submitted total project cost was incomplete because it contained only the developer's costs and not additional



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costs paid by tenants that comprise the total project cost and City staff has reviewed this requested change and recommend its approval.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa that the City Council expresses its support for, and approval of, the proposed amendment and recommends that the 28E Board submit the amended application to IEDA for potential State of Iowa assistance to provide financial support for the activities within the District.

(Council Communication No. 25-437)

MOVED BY Coleman TO ADOPT. SECOND BY Simonson

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	7			
MOTION CARRIED		APPROVED		

Connie Boesen

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.

Laura Baumgartner

City Clerk