



Roll Call Number

25-1564

Agenda Item Number

46

Date November 17, 2025

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
THIRTY-SEVENTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR
THE METRO CENTER URBAN RENEWAL AREA**

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council approved the Metro Center Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Metro Center Urban Renewal Area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and,

WHEREAS, the Metro Center Urban Renewal Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and,

WHEREAS, the City Council desires to consider a proposed Thirty-Seventh Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
 - Townhall Associates LP / 1601 6th Avenue – Amended and Restated Urban Renewal Development Agreement for 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 1605/1609/1619 6th Avenue
 - North Des Moines Town Hall/1601 6th Avenue – Termination of Urban Renewal Development Agreement
 - Riverview Parking, LLC – Construction of a multilevel parking structure with a minimum of 335 parking stalls at 200/210/216 East Court Avenue
 - Wells Fargo Financial Home Office Facility / 800 Walnut Street – Termination of Urban Renewal Development Agreement
 - Wells Fargo Financial Home Office Facility Expansion / 801 Walnut Street – Termination of Urban Renewal Development Agreement
 - Small Business Impact Loan Program Funding

and to include these new projects and material amendments to existing projects and updated text for other previously-approved projects in the amended and updated Appendix C --Approved Economic Development and Redevelopment Activities.

- Update the Financial Condition Report to reflect the new project and material amendment to existing projects incorporated in Appendices C and D.

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- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for:
 - SW 16th and MLK Traffic Improvements
 - University Ave. Bridge over the Des Moines River; and,

WHEREAS, a copy of the proposed Thirty-Seventh Amendment is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the Urban Design Review Board reviewed the proposed Thirty-Seventh Amendment at its regular meeting on November 4, 2025, and voted 9-0 recommending approval of the Thirty-Seventh Amendment; and,

WHEREAS, on October 20, 2025, by Roll Call No. 25-1405, the City Council resolved that a public hearing be held on November 17, 2025, at 5:00 p.m.; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority of a consultation meeting on the proposed Thirty-Seventh Amendment held on October 30, 2025; and,

WHEREAS, the City has received no requests from the Des Moines Independent School District, Polk County, Des Moines Area Community College, or Des Moines Area Regional Transit Authority for any modification to the division of tax increment revenues proposed by the Thirty-Seventh Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on November 5, 2025, in accordance with Section 403.5(3) of the Iowa Code.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the proposed Thirty-Seventh Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is hereby closed.
2. The Urban Renewal Plan for the Metro Center Urban Renewal Area is hereby amended as set forth in the Thirty-Seventh Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Metro Center Urban Renewal Area, as amended by the Thirty-Seventh Amendment, is hereafter in full force and effect.
3. The City Clerk is directed to cause the Thirty-Seventh Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.



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4. The City Clerk is directed to submit a copy of the Thirty-Seventh Amendment to the Finance Department to determine whether disclosure or filing is required for Electronic Municipal Market Access.

(Council Communication No. 25-430)

MOVED by Mandelbaum to adopt. Second by Voss.

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney

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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			
MOTION CARRIED	APPROVED			

Connie Boesen

Mayor

Laura Baumgartner

City Clerk