



**Roll Call Number**

25-1687

**Agenda Item Number**

24

**Date** December 22, 2025

**RECEIVE AND FILE THE GOOD NEIGHBOR AGREEMENT BETWEEN THE  
NORTH DES MOINES TOWN HALL DEVELOPER AND THE RIVER BEND GOOD  
NEIGHBOR ADVISORY COMMITTEE**

**WHEREAS**, the North Des Moines Town Hall, 1601 6<sup>th</sup> Avenue, is part of the Townhall Food Hall and Apartments project that includes two parts: (1) New Construction: dilapidated buildings at 1619, 1615, 1609, 1607, and 1605 6<sup>th</sup> Avenue and 515 College Avenue were acquired and demolished. Construction started on a new mixed-use building, to include twenty-four (24) affordable one-bedroom and two-bedroom housing units on the second and third floors and a large community space and kitchens that can be used for classes, entrepreneurial activities, and events on the first floor. (2) Historic Rehab: Located at 1601 6<sup>th</sup> Avenue, the former North Des Moines Town Hall includes five (5) affordable studio and one-bedroom rental housing units on the second floor and commercial tenant space on the first floor; and

**WHEREAS**, the anticipated completion date is December 31, 2026; and

**WHEREAS**, the River Bend Good Neighbor Advisory Committee is a group of representatives including the North Des Moines Town Hall developer – Townhall Associates, LP (“Developer”), River Bend Neighborhood Association, River Bend neighborhood residents, and the 6<sup>th</sup> Avenue Corridor; and

**WHEREAS**, the common goals of all of the foregoing parties are to foster mutual respect; preserve a peaceful, safe, and clean neighborhood and community; communicate openly and honestly; collaborate to address concerns and solve problems; and offer public service for the benefit of the neighborhood and community; and

**WHEREAS**, as of on or about May 1, 2025, the Developer and the River Bend Good Neighbor Advisory Committee approved the attached Good Neighbor Agreement between the developer and the River Bend Good Neighbor Advisory Committee.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, that the attached Good Neighbor Agreement is hereby received and filed and will be maintained in the office of the City Clerk.

(Council Communication No. 25-468)

Moved by Colenan to adopt.  
Second by Gatto

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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	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

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

Mayor

Laura Baumgartner

City Clerk