



Roll Call Number

25-1303

Agenda Item Number

46

Date September 29, 2025

**RESOLUTION APPROVING AGREEMENT BETWEEN THE CITY OF DES MOINES AND
DOWNTOWN SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT FOR PARK,
OPEN SPACE, AND STREETScape MAINTENANCE OF
PRINCIPAL RIVERWALK, HANSEN TRIANGLE, WESTERN GATEWAY PARK,
EAST LOCUST STREETScape, AND MLK JR. PARKWAY**

WHEREAS, the City owns and maintains the Principal Riverwalk parkland, including the Long Look Civic Gardens and Simon Estes Amphitheater, Western Gateway Park, including the John and Mary Pappajohn Sculpture Park, the East Village streetscape and Martin Luther King, Jr. Parkway (“MLK Jr. Parkway”), and operates the Hansen Triangle as a public park (“the Downtown Parks and Streetscapes”); and

WHEREAS, the improvements to the Riverwalk were constructed with the understanding that the private sector would contribute to the increased maintenance costs for such improvements; and

WHEREAS, on May 9, 2016, by Roll Call No. 16-0796, the City and the Downtown Des Moines Self-Supported Municipal Improvement District (“SSMID”) entered into an agreement to provide for the maintenance of the Downtown Parks and Streetscapes, which expired on July 1, 2019; and

WHEREAS, on June 24, 2019, by Roll Call #19-1046, the City Council approved a subsequent agreement between the City of Des Moines and SSMID, setting forth maintenance services, obligations, and payments by the City and SSMID related to said downtown improvements, which Agreement was extended to September 30, 2025, under the existing terms of the agreement and with partial quarterly payment to be made by the City in the amount of \$115,680.75 pursuant to Roll Call #24-0878 on June 17, 2024, Roll Call #24-1578 on November 18, 2024, and Roll Call #25-0925 on June 30, 2025; and

WHEREAS, on December 9, 2024, by Roll Call #24-1646, the City Council approved the SSMID Operating Agreement between the City and SSMID as the entity responsible to provide and manage services, improvements and activities described in the Petition to Continue the SSMID District to the SSMID in the Metro Center Area Urban Renewal Project Increment Financing District, which Operating Agreement provides that SSMID shall subcontract with Downtown DSM, Inc. for the performance of SSMID’s administrative duties and obligations and provision of services and improvements thereunder; and

WHEREAS, the City continues to desire that SSMID provide non-major maintenance of the Downtown Parks and Streetscapes and SSMID agrees to undertake such services for the benefit of the residents of Des Moines; and

WHEREAS, the City and SSMID have negotiated an Agreement for Park, Open Space, and Streetscape Maintenance of Principal Riverwalk, Hansen Triangle, Western Gateway Park, East Locust Streetscape and MLK Jr. Parkway (“Agreement”) in which the City will annually contribute (i) in-kind services starting at \$168,277 in year 1 and up to \$189,397 in renewal year 5; (ii) cash contribution starting at

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\$477,723 in year 1 and up to \$510,697 in renewal year 5, which amount includes an up to 3 percent annual inflator or deflator, based on increases or decreases in SSMID property tax valuations, and (iii) additional cash payment in the amount of \$15,000 per fiscal year subject to receipt of said funds from MidAmerican Energy Company for Hansen Triangle maintenance; and the SSMID will provide \$600,000 annually for years 1-2 toward the costs of such services, and up to \$725,000 on an annual basis thereafter including a minimum of \$600,000 for payment toward this Agreement and up to \$125,000 for purposes to be agreed upon by City and SSMID; and

WHEREAS, said Agreement commences retroactively as of July 1, 2025 through June 30, 2027, with three 1-year renewal options, and has been approved by the SSMID in form on file in the office of the City Clerk.

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

1. That the Agreement Between the City and the SSMID for Park, Open Space and Streetscape Maintenance of Principal Riverwalk, Hansen Triangle, Western Gateway Park, East Locust Streetscape and MLK Jr. Parkway, a copy of which is on file in the City Clerk's Office, is hereby approved and the Mayor is hereby authorized and directed to sign said Agreement on behalf of the City and the City Clerk is hereby directed to attest to her signature.
2. That the City Manager or designee are authorized and directed to administer and monitor compliance with said Agreement; to consider and execute the renewal options on behalf of the City subject to approval as to form by the Legal Department; and to approve and execute minor amendments to the Agreement subject to approval as to form by the Legal Department.

(Council Communication No. 25-346)

Moved by Gatto to adopt.

APPROVED AS TO FORM:

Second by Voss./s/ Glenna K. Frank

Glenna K. Frank, Deputy City Attorney

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