



Roll Call Number

25-1413

Agenda Item Number

34

Date October 20, 2025

RESOLUTION APPROVING SECOND AMENDMENT TO URBAN RENEWAL DEVELOPMENT AGREEMENT AND PARKING LICENSE AGREEMENT WITH 220 SE 6th STREET PROPERTIES, LLC, REGARDING THE CONSTRUCTION OF A NEW OFFICE BUILDING AND PARKING STRUCTURE AT 220 SE 6th STREET

WHEREAS, on August 22, 2016, by Roll Call No. 16-1411, the City Council approved an *Urban Renewal Development Agreement* and a *Parking License Agreement* with 220 SE 6th Street Properties, LLC, represented by Adam Petersen, President of PDM Precast, Inc., and by Jim Kottmeyer, Partner of GPS Impact, for City assistance for the redevelopment of vacant Property at 220 SE 6th Street with a 47,000 square foot office building and a three-level parking structure with approximately 175 parking spaces, and for the City's use of 60 of those parking spaces for an initial term of 25 years with two optional 10-year extensions; and,

WHEREAS, the Parking License Agreement provides for no less than 60 and no more than 80 general parking spaces at the parking ramp located at 220 SE 6th Street. The City currently licenses 76 total spaces in this garage; and

WHEREAS, the current Parking License Agreement includes a base license fee of \$50 per month per space, an additional license fee that started at \$75 per month per space - which is subject to an annual adjustment based on annual consumer price index increases, and a five percent (5%) management fee; and

WHEREAS, the Parking License Agreement currently requires that up to 40 of the licensed spaces shall be located on the uppermost floor of the garage, 20 spaces located on the level below the upper most level of the garage, and 20 spaces located two (2) levels below the upper most level of the garage; and

WHEREAS, the Office of Economic Development has negotiated a second amendment to the Agreement in form on file in the Office of the City Clerk that places a cap on the additional license fee and adjusts the required locations of the licensed spaces.

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

1. The Second Amendment described above and in form on file in the Office of the City Clerk is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute the Second Amendment on behalf of the City of Des Moines.



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3. The City Clerk is hereby further directed to record the Second Amendment and to forward a certified copy of the Second Amendment to the Office of Economic Development for release to 220 SE 6th Street Properties, LLC.
5. The City Manager or his designees are hereby authorized and directed to administer the agreements on behalf of the City, and to monitor compliance by the Developer with the terms and conditions of the agreements. The City Manager is further directed to forward to City Council all matters and documents that require City Council review and approval in accordance with the agreements.

(Council Communication No. 25-388)

MOVED by Gatto to adopt. SECOND by Coleman

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		

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 Breen Mayor

Laura Baumgartner City Clerk