



Date May 6, 2024

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED THIRTY-FOURTH 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-Fourth 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:
 - 1435 Mulberry, LLC – new construction of a 202-unit multifamily project at 1435 Mulberry Street
 - Hoyt, LLC – new construction of a 44-unit multifamily structure as phase two of a project at 1619 High Street
 - Mav KG, LLC – acquisition and retention of 250 former Kum and Go employees in Downtown Des Moines
 - Nelson Development – phased, mixed-use project at 418 E. Grand
 - Townhall Associates LP / 1601 6th Avenue – 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

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.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to provide a listing of projects scheduled for funding from tax increment revenues in the Metro Center Urban Renewal Area during the fiscal years that are set out



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in the City Capital Improvement Program for Fiscal Year 2023/24 through Fiscal Year 2027/28; and

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

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Thirty-Fourth Amendment at its regular meeting on May 21, 2024, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

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

1. A public hearing shall be held before the City Council to consider the proposed Thirty-Fourth Amendment to the Metro Center Urban Renewal Plan at 5:00 p.m. on June 17, 2024, in the City Council Chambers at City Hall.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Sections 362.3 and 403.5 of the Iowa Code.
3. The proposed Thirty-Fourth Amendment is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the Director in accordance with Iowa Code §403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Thirty-Fourth Amendment to be mailed to each such affected taxing entity.



Roll Call Number

Agenda Item Number

25

Date May 6, 2024

(Council Communication No. 24-205)

MOVED by _____ to adopt. Second by _____.

FORM APPROVED:
/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

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

_____ City Clerk