


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>24-273</b>	Meeting:	<b>June 17, 2024</b>
	Agenda Item:	<b>50</b>	Roll Call:	<b>24-0904</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

## AGENDA HEADING:

Public hearing on the 34th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

## SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 34th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area. This Amendment updates the Financial Condition Report; updates Appendix C – Approved Economic Development and Redevelopment Activities; and updates Appendix D – Approved Public Improvement Projects. The required consultation meeting was held on May 23, 2024, and no comments have been received.

## FISCAL IMPACT:

There are no direct fiscal impacts with the approval of the 34th amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenues are now listed in the plan text and are subject to separate City Council action.

## ADDITIONAL INFORMATION:

- The purpose of this 34th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is to:
  - Amend and updated Appendix C - Approved Economic Development and Redevelopment Activities to include details of previously approved provisions 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 2 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 in the City Capital Improvement Program for Fiscal Year (FY) 2023/2024 through FY 2027/2028.

**PREVIOUS COUNCIL ACTION(S):**

Date: May 6, 2024

Roll Call Number: [24-0659](#)

Action: [On](#) the proposed 34th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area, (6-17-24). ([Council Communication No. 24-205](#)) Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: May 21, 2024

Resolution Number: NA

Action: Motion to recommend approval of the Urban Renewal Plan amendment as presented by Hielkema. Seconded by Burnham. Motion carried. Yes = 8, No = 0, Abstain = 0, Absent = 2.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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