


## COUNCIL COMMUNICATION

	Number:	<b>25-132</b>	Meeting:	<b>March 24, 2025</b>
	Agenda Item:	<b>27</b>	Roll Call:	<b>25-0439</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

### AGENDA HEADING:

Set date of public hearing on the proposed 4th Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area.

### SYNOPSIS:

This roll call sets the date of public hearing on the proposed 4th Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area for the April 21, 2025, City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools, Des Moines Area Community College, and Des Moines Area Regional Transit. This Amendment updates Appendix A – Legal Description(s); updates Appendix B – Financial Condition Report; updates Appendix C – Approved Economic Development and Redevelopment Projects; and amend Map 1 to include Tax District No. 6.

### FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 4th 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 4th Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area is to:
  - Amend and update Appendix A – Legal Description(s) to:
    - Include the legal description for the boundary of Oak Park-Highland Park Tax Increment Financing (TIF) District No. 6.
  - Amend Appendix B – Financial Condition Report to reflect the new projects' projected assessments and incentives.
  - Amend Appendix C – Approved Economic Development and Redevelopment Projects to approve the provision of financial assistance from tax increment revenues in the Oak Park-Highland Park Urban Renewal Area for the following project:

- Highland Park Flats, a development of 12 new residential units at 3608-3610 5th Avenue (currently a vacant parcel) with a mix of studios, one (1)-bedroom, and two (2)-bedroom units.
- Amend and update Map 1 to include TIF District No 6.

**PREVIOUS COUNCIL ACTION(S):**

Date: December 4, 2023

Roll Call Number: [23-1717](#)

Action: [On](#) the proposed 3rd Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area. ([Council Communication No. 23-543](#)) Moved by Westergaard to adopt. Second by Voss. Motion Carried 7-0.

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

Board: Urban Design Review Board

Date: October 17, 2023

Resolution Number: N/A

Action: Motion to recommend approval of the Urban Renewal Plan amendment as presented by Clark. Seconded by Shapiro. Motion carried. Yes = 6, No = 0, Abstain = 0, Absent = 4.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Urban Design Review Board
- Taxing Entities Consultation Meeting
- Hold Hearing City Council

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