

COUNCIL COMMUNICATION

	Number:	25-386	Meeting:	October 20, 2025
	Agenda Item:	24	Roll Call:	25-1403
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Set date of public hearing on the proposed 5th 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 5th Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area for the November 17, 2025, City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools (DMPS), Des Moines Area Community College (DMACC), and Des Moines Area Regional Transit Authority (DART).

FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 5th 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 5th Amendment to the Urban Renewal Plan for the Oak Park – Highland Park Urban Renewal Area is to:
 - Amend and Update Appendix B - Financial Condition Report to reflect the new projects' projected assessments and incentives
 - Amend Appendix C – Approved Economic Development and Redevelopment Projects and Activities to approve the provision of financial assistance from tax increment revenues in the Oak Park – Highland Park Urban Renewal Area for the following projects:
 - Amended and Restated Urban Renewal Development Agreement with 36 on 6th, L.L.C.
 - Highland Parks Flats LLC/3608-3610 5th Avenue, new construction of a new 8,350-square-foot building consisting of not less than 12 residential units (Final Terms)
 - Small Business Impact Loan Program

PREVIOUS COUNCIL ACTION(S):

Date: April 21, 2025

Roll Call Number: [25-0607](#)

Action: [On](#) the proposed 4th Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area. ([Council Communication No. 25-167](#)) Moved by Westergaard to adopt. Second by Coleman. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: April 1, 2025

Resolution Number: N/A

Action: Motion by Nagle to recommend approval of the 4th Amendment to the Oak Park-Highland Park Urban Renewal Area as presented. Seconded by Burnham. Yes – 7, No – 0, Abstain – 1, Absent – 3.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board
- Taxing Entities Consultation Meeting
- Hold Public Hearing

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