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Date July 28, 2014

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED FIFTEENTH
AMENDMENT TO THE METRO CENTER URBAN RENEWAL PLAN

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council adopted the Urban Renewal Plan for the Metro Center Urban Renewal Project, and such Plan has been amended fourteen times (the urban renewal plan as so amended is herein referred to as the "Plan"); and,

WHEREAS, the Metro Center Urban Renewal Project Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and,

WHEREAS, the purpose of the proposed Fifteenth Amendment to the Plan, attached hereto as Exhibit "A", is to: (a) approve the 505 East Grand Avenue commercial building project, the Artisan Row residential townhouse and commercial building project at 1623 Grand Avenue, the 201 East Locust Street apartment, hotel and commercial project, the AC/Marriott boutique hotel project at 401 East Grand Avenue, the Locust Street Investments restoration and adaptive reuse project at 1420-1430 Locust Street, and the American Republic Insurance Company extensive renovation project for its corporate headquarters at 601 6th Street; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area; (c) update the Financial Condition Report to reflect the approved projects; (d) amend the Plan objectives to add the economic development objective of investment involving the job creation and job retention; (e) replace the text and maps describing proposed land uses to reflect the currently-adopted comprehensive land use plan; (f) incorporate an analysis of alternative development options and funding to use of tax increment revenues for public buildings including Principal Park Stadium improvements and 9th and Grand parking structure repairs; (g) amend Project Proposal text to include proposed additional street, bridges, parking and other public improvements; and

WHEREAS, the Urban Design Review Board has reviewed the proposed amendment at its regular meeting of July 15, 2014, 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 Fifteenth Amendment to the Plan at 5:00 p.m. on August 25, 2014, in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.



Roll Call Number

Agenda Item Number

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Date July 28, 2014

2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B". Said notice shall be published in the Des Moines Register on August 6, 2014.

3. The Urban Design Review Board is hereby requested to provide a written recommendation on the proposed Fifteenth Amendment 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 and the Des Moines Area Community College. The consultation meeting shall be held at a time and location to be determined by the City Manager. The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing (Exhibit "B"), and a copy of the proposed Fifteenth Amendment including the analysis of alternative development options and funding to use of tax increment revenue for public buildings to be mailed to each such affected taxing entity.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

MOVED by _____ to adopt:

Exhibits:
A - Fifteenth Amendment
B - Notice

(Council Communication No. 14-351)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, 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