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Date August 25, 2014

CLOSING PUBLIC HEARING ON THE PROPOSED FIFTEENTH AMENDMENT  
TO THE METRO CENTER URBAN RENEWAL PLAN AND APPROVING SAME

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, on July 28, 2014, by Roll Call No. 14-1138, the City Council resolved that a public hearing on the proposed Fifteenth Amendment to the Plan be held on August 25, 2014, at 5:00 p.m., in the City Council Chamber; 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 6<sup>th</sup> 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, 9<sup>th</sup> and Grand parking structure repairs and 5<sup>th</sup> and Walnut parking structure demolition; (g) amend Project Proposal text to include proposed additional street, bridges, parking and other public improvements; and,

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on July 15, 2014, and has submitted its report and recommendation to the City Council; and,

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WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on August 6, 2014, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Fifteenth Amendment including the analysis of alternative development options and funding to use of tax increment revenues for public buildings and public notice were sent by ordinary mail to the Des Moines Independent Community School District, Des Moines Area Community College, and Polk County, and representatives of such taxing entities were also invited to a consultation meeting held in City Hall on August 6, 2014; and,

WHEREAS, the City has received no objections or requests for modifications from the Des Moines Independent Community School District, Des Moines Area Community College, or Polk County to the proposed division of revenue from the tax increment of the Urban Renewal Project Area or to the proposed use of tax increment revenues for public buildings including Principal Park Stadium improvements and 9<sup>th</sup> and Grand parking structure improvements; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Fifteenth Amendment to the Plan have been given the opportunity to be heard; NOW THEREFORE,

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

1. The public hearing on the proposed Fifteenth Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby closed.
2. Upon consideration of the recommendations of the Urban Design Review Board, and all other recommendations and statements from all other interested parties and organizations, the City Council finds that the Fifteenth Amendment conforms to the Des Moines 2020 Community Character Land Use Plan, as amended, for the development of the City as a whole.
3. The analysis of alternative development options and funding to use Metro Center Urban Renewal Project tax increment revenues for public buildings including Principal Park Stadium improvements and 9<sup>th</sup> and Grand parking structure repairs is hereby approved and the City Manager or his designee is directed to include a copy of the analysis with the annual urban renewal report filed with the State of Iowa Department of Management.
4. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Fifteenth Amendment attached hereto as Exhibit "A". The Urban Renewal Plan for the Metro Center Urban Renewal Project, as amended by the Fifteenth Amendment thereto, is hereafter in full force and effect.

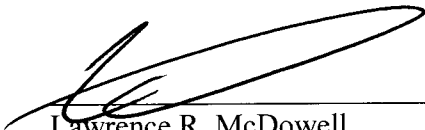
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5. The City Clerk is directed to cause the Fifteenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
\_\_\_\_\_  
Lawrence R. McDowell  
Deputy City Attorney

(Council Communication No. 14-407)

Exhibits:  
A - Fifteenth Amendment  
B - Notice

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