



Date July 13, 2015

CLOSING PUBLIC HEARING ON THE PROPOSED SIXTEENTH 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 fifteen 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 June 8, 2015, by Roll Call No. 15-0914, the City Council resolved that a public hearing on the proposed Sixteenth Amendment to the Plan be held on July 13, 2015, at 5:00 p.m., in the City Council Chamber; and,

WHEREAS, the purpose of the proposed Sixteenth Amendment to the Plan, attached hereto as Exhibit "A", is to: (a) approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for redevelopment, renovation and/or improvements projects including the Iowa Events Center Convention hotel redevelopment project at 5th and Park Streets, the Wilkins Building renovation project at 713 Walnut Street in lieu of the terminated financial assistance for the Younkers Building renovation project, the Employers Mutual Company corporate campus expansion redevelopment project at 219 8th Street, the 420 Court Avenue grocery store and apartment redevelopment project, the 215 East 3rd Street building renovation project and the R&T Lofts renovation project at 717 Locust Street and 421 8th 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) incorporate an updated analysis of alternative development options and funding to use of tax increment revenues for public buildings including Principal Park Stadium improvements, various parking structure repairs, restoration, preventative maintenance and improvements and 5th and Walnut parking structure demolition; (e) amend Project Proposal text to include proposed parking facility, skywalk and streetscape public improvements to be undertaken as projects under the Iowa Reinvestment Act Iowa Convention and Entertainment Reinvestment District Plan; (f) update the map showing approved and planned public facilities and improvements to be funded with tax investment revenues in the Metro Center Urban Renewal Area; and

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on June 2, 2015, 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 June 30, 2015, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Sixteenth Amendment including the updated 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 June 23, 2015; 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, various parking structure repairs, restoration, preventative maintenance and improvements and 5th and Walnut parking structure demolition; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Sixteenth 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 Sixteenth 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 Sixteenth 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 updated 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, various parking structure repairs, restoration, preventative maintenance and improvements and 5th and Walnut parking structure demolition 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.



Roll Call Number

Agenda Item Number

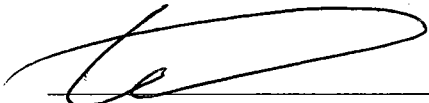
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- 4. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Sixteenth Amendment attached hereto as Exhibit "A". The Urban Renewal Plan for the Metro Center Urban Renewal Project, as amended by the Sixteenth Amendment thereto, is hereafter in full force and effect.
- 5. The City Clerk is directed to cause the Sixteenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 15-375) Moved by _____ to adopt.

FORM APPROVED:



 Lawrence R. McDowell
 Deputy City Attorney

Exhibits:
 A - Sixteenth Amendment
 B - Notice

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

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.

Mayor

City Clerk