



Date November 23, 2015

CLOSING PUBLIC HEARING ON THE PROPOSED SEVENTEENTH 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 sixteen 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 October 26, 2015, by Roll Call No. 15-1780, the City Council resolved that a public hearing on the proposed Seventeenth Amendment to the Plan be held on November 23, 2015, at 5:00 p.m., in the City Council Chamber; and,

WHEREAS, the purpose of the proposed Seventeenth 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 Confluence on Third, LLC multi-family residential housing development project at 123 S.W. 3<sup>rd</sup> Street and 106-112 S.W. 2<sup>nd</sup> Street, the Krause Gateway Center Kum and Go corporate headquarters redevelopment project at 1459 Grand Avenue, the Marel Meats Processing, Inc. Innovation Center improvements at 401 S.W. 7<sup>th</sup> Street, the Roman Catholic Pastoral Center Foundation landmark building façade restoration at 601 Grand Avenue, and the YMCA of Greater Des Moines redevelopment at 501 Grand Avenue; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the Sherman Hill historic street lighting SSMID No. 2, Downtown Walkability Study and Pilot Project, supplemental funding to the City's parking system, 7<sup>th</sup> and Grand parking structure demolition and design of a potential new public parking structure, continuing planning, oversight and administration of the Metro Center Urban Renewal Project and approve the non-tax increment revenue funded City Hall building systems public improvement project; (c) update the Financial Condition Report to reflect the approved tax increment revenue funded projects; (d) incorporate an updated analysis of alternative development options and funding to use of tax increment revenues for public buildings including supplemental funding to the City's parking system and the 7<sup>th</sup> and Grand parking structure demolition and design of a potential new public parking structure; (e) amend Project Proposal text to include tasks performed by the City's Legal Department as part of the planning, oversight and administration of the Urban Renewal Project; (f) amend the boundary between the Capitol-Center and Riverpoint Area "A" sub-areas for administrative purposes; and

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on November 3, 2015, and has submitted its report and recommendation to the City Council; and,



Date November 23, 2015

-2-

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on November 10, 2015, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Seventeenth 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 such other affected taxing entities, and representatives of such taxing entities were also invited to a consultation meeting held in City Hall on November 6, 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, Polk County or such other affected taxing entities 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 supplemental funding for the City's parking system and the 7<sup>th</sup> and Grand parking structure demolition and design of a potential new public parking structure; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Seventeenth 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 Seventeenth 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 Seventeenth 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 supplemental funding for the City's parking system and the 7<sup>th</sup> and Grand parking structure demolition and design of a potential new public parking structure 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.

(Continued on Page 3)



Roll Call Number

Agenda Item Number

49

Date November 23, 2015

-3-

4. Appendix D, as amended and set forth in the Seventeenth Amendment to the Urban Renewal Plan is hereby further revised to reflect an increased allocation of direct financial assistance from tax increment revenues for continuing planning, oversight and administration from \$500,000 to \$750,000 and such allocation shall be incorporated and reflected in the Financial Condition Report as part of the Eighteenth Amendment to the Plan.
5. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Seventeenth Amendment attached hereto as Exhibit "A" and as further revised by this resolution. The Urban Renewal Plan for the Metro Center Urban Renewal Project, as amended by the Seventeenth Amendment thereto, is hereafter in full force and effect.
6. The City Clerk is directed to cause the Seventeenth 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. 15-615)

Exhibits:

- A - Seventeenth 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