

Date February 22, 2016

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED EIGHTEENTH 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 seventeen 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 Eighteenth 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 mixed use retail and apartment redevelopment project at 219 East Grand Avenue, the historic renovation project at 1417 Walnut Street, the City Hall parking lot phased redevelopment for a public parking structure and redevelopment for commercial and residential mixed-use buildings, redevelopments in the vicinity of Seventh Street and Grand Avenue for a private parking garage and a commercial and residential mixed-use building and revised funding commitments for the Iowa Events Center Convention hotel; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the replacement of the Grand Avenue bridge, Locust Street bridge, Walnut Street bridge and rehabilitation of the Scott Avenue bridge and Court Avenue bridge over the Des Moines River, Principal Park Stadium improvements, East Village street improvements, renovation to Walnut Street streetscape, construction of Downtown walkability improvements, Downtown paving, Skywalk system repairs, supplemental funding to the City's parking system for maintenance and repairs, continuing planning, oversight and administration of the Metro Center Urban Renewal Project and approve the non-direct tax increment revenue funded City Hall parking structure construction; (c) update the Financial Condition Report to reflect the approved tax increment funded 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, supplemental funding to the City's parking system and the City Hall parking structure which will receive no direct funding from tax increment revenues; (e) revise and update certain maps incorporated in the Plan; and

WHEREAS, the Urban Design Review Board shall review the proposed amendment at its regular meeting of March 1, 2016, 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.

Date February 22, 2016

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 Eighteenth Amendment to the Plan at 5:00 p.m. on March 21, 2016, in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.

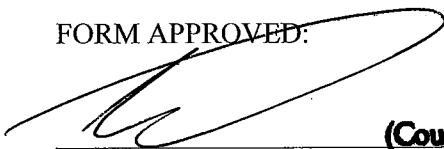
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B". Said notice shall be published in the Des Moines Register on March 11, 2016.

3. The Urban Design Review Board is hereby requested to provide a written recommendation on the proposed Eighteenth Amendment to be received 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 and such affected taxing entities. 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 Eighteenth 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.

Moved by _____ to adopt.

FORM APPROVED:



Lawrence R. McDowell
Deputy City Attorney

(Council Communication No. 16-077)

Exhibits:

- A - Eighteenth Amendment
- B - Notice

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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.

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

MOTION CARRIED

APPROVED

Mayor

City Clerk