



Roll Call Number

Agenda Item Number

20

Date February 11, 2019

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE
MERLE HAY COMMERCIAL AREA URBAN RENEWAL AREA**

WHEREAS, on July 14, 2008, by Roll Call No. 08-1240, the City Council approved the Merle Hay Commercial Area Urban Renewal Plan (the "Plan") which seeks to enhance private development within the Merle Hay Commercial Area Urban Renewal Area through provision of infrastructure improvements and economic development assistance that is provided, in part, with tax increment revenues generated in the urban renewal area; and,

WHEREAS, the purpose of the proposed Second Amendment to the Plan, which is on file and available for inspection in the office of the City Clerk, is to:

- ❑ Amend the text of the Plan to incorporate by reference the contents of Appendix D - Approved Economic Development and Redevelopment Activities.
- ❑ Amend Appendix D - Approved Economic Development and Redevelopment Activities which provides a summary of projects receiving or proposed to receive economic development assistance from the tax increment revenues from the Merle Hay Commercial Area Urban Renewal Area, by: i) updating the description of the Merle Hay Mall Phase II Project approved in 2013; and, ii) adding the Merle Hay Mall Phase III project which provides for the renovation of the existing tenant space within the Merle Hay Mall and the former Sears site.
- ❑ Delete Map 5 titled *Development Activities Assisted by City With TIF*.
- ❑ Update Appendix C- Financial Condition Report to reflect the financial impact of the tax increment assisted projects which are detailed in Appendix D - Approved Economic Development and Redevelopment Activities.
- ❑ Extend the term of the Urban Renewal Plan by 1 year to expire on June 30, 2031.

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Second Amendment at its regular meeting on February 19, 2019, 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 Second Amendment to the Urban Renewal Plan for the Merle Hay Commercial Area Urban Renewal

(continued)



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Area at 5:00 p.m. on March 11, 2019, in the City Council Chambers, at 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 Des Moines Register on February 21, 2019.
3. The proposed Second Amendment is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested 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, Des Moines Area Community College and Des Moines Area Regional Transit Authority. The consultation meeting shall be held at least 17 days prior to the date of public hearing at a time and location to be determined by the City Manager in accordance with Iowa Code Section 403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Second Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 19- 061)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown
Assistant City Attorney

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| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| BOESEN | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| MANDELBAUM | | | | |
| WESTERGAARD | | | | |
| 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