



Date September 23, 2019

RESOLUTION SCHEDULING HEARING ON THE ADOPTION
OF AN URBAN RENEWAL PLAN FOR THE
38TH AND GRAND URBAN RENEWAL AREA

WHEREAS, the City Manager has caused an urban renewal plan titled 38th and Grand Urban Renewal Plan (the "Plan") to be prepared for the proposed 38th and Grand Urban Renewal Area which consists of 7 parcels containing approximately 36 acres and is along and includes a segment of Grand Avenue between 31st Street and 42nd Street; and,

WHEREAS, the purpose of the Plan is to encourage the removal and/or redevelopment of the blighted, obsolete, and underutilized properties within the urban renewal area, and to encourage and assist in the redevelopment of the urban renewal area for medium to high-density housing and, under limited circumstances, mixed-use development with medium to high-density housing; and,

WHEREAS, a further purpose of the Plan is to authorize the use of tax increment financing to provide economic incentives for a proposed mixed-use development at 3750 Grand Avenue that will preserve portions of the existing historic church building and add new construction of approximately 42 for-sale condominium units, with the potential for approximately 4,000-square-foot of commercial space, and with approximately 36 spaces of underground parking; and,

WHEREAS, the Plan is on file and available for public inspection in the office of the City Clerk.

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 38th and Grand Urban Renewal Plan at 5:00 p.m., on November 4, 2019, in the Council Chambers.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the accompanying form by publication in the Des Moines Register on October 17, 2019, in accordance with Iowa Code Sections 362.3 and 403.5(3).
3. The Plan is hereby submitted to the City Plan and Zoning Commission for its review and recommendation as to the Plan's conformity with PlanDSM, the City's comprehensive plan as revised to date, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The proposed urban renewal plan 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.



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5. 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. The consultation meeting shall be held 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 urban renewal plan to be mailed to each such affected taxing entity.

(Council Communication No. 19- 414)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown, Assistant City Attorney
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Exhibits:

Notice of Hearing
Urban Renewal Plan

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk