

Date April 20, 2020

**RESOLUTION CLOSING HEARING ON THE PROPOSED SIXTH AMENDMENT TO  
THE URBAN RENEWAL PLAN FOR THE INGERSOLL-GRAND COMMERCIAL  
URBAN RENEWAL AREA AND ADOPTING SAME**

WHEREAS, on July 9, 2012, by Roll Call No. 12-1113, the City Council approved the Ingersoll-Grand Commercial Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Ingersoll-Grand Commercial Urban Renewal Area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and,

WHEREAS, the Ingersoll-Grand Commercial Urban Renewal Area is generally located along and between Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street; and,

WHEREAS, the City Council desires to consider a proposed Sixth Amendment to the Urban Renewal Plan to:

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
- Amend and update Appendix D – *Approved Public Improvement Projects* to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
- Update Appendix E – *Approved Economic Development and Redevelopment Projects* to approve the provision of financial assistance from tax increment revenues in the Ingersoll Grand Commercial Urban Renewal Area for the redevelopment of an 87-room hotel at 2525 Grand Avenue and the redevelopment of the existing 2,100-square-foot commercial building at 2515 Grand Avenue.

WHEREAS, on February 24, 2020, by Roll Call No. 20-0341, the City Council resolved that a public hearing be held on April 6, 2020, at 5:00 p.m., in the City Council Chambers to consider the proposed Sixth Amendment, which is on file and available for inspection in the office of the City Clerk; and,

WHEREAS, notice of this public hearing containing the information required by Iowa Code §403.5(3), was published in the Des Moines Register on March 19, 2020; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority of a consultation meeting held in the OED Conference Room at City Hall at 3:00 p.m., on March 19, 2020; and,

WHEREAS, on March 23, 2020, by Roll Call No. 20-0585, the City Council continued a number of public hearings previously scheduled for March 23rd and April 7th, including the public hearing on the Sixth Amendment, to a hearing on April 20, 2020, at 5:00 pm in the Second Floor Board Room in the Richard A. Dark Municipal Services Center at 1551 East Martin Luther King Jr. Parkway due to federal, state and City emergency proclamations made in response to the COVID-19 pandemic; and,

WHEREAS, the Urban Design Review Board reviewed the proposed Sixth Amendment at a meeting on March 31, 2020, and the members voted 8-0 in support of a motion to recommend approval of



Date November 4, 2019

the proposed Sixth Amendment, with one of the eight abstaining from that part of the recommendation dealing with the Terrace Hill, LLC, project because of the member's conflict of interest on that project; and,

WHEREAS, the City has received no requests from the Des Moines Independent School District, Polk County, or Des Moines Area Community College for any modification to the division of tax increment revenues proposed by the Sixth Amendment; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Sixth Amendment to the Urban Renewal 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 Sixth Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is hereby closed.
2. The Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is hereby amended as set forth in the proposed Sixth Amendment.
3. The City Clerk is directed to cause the Sixth 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:

( Council Communication No. 20-163 )

Roger K. Brown (signature)

Roger K. Brown, Assistant City Attorney

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

CERTIFICATE
I, P. Kay Cmelik, 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

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Prepared by: Carrie Kruse, Office of Economic Development, 400 Robert D. Ray Drive,  
Des Moines, IA 50309 Phone: 515/283-4012  
Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309  
Taxpayer: No change  
Title of Document: Sixth Amendment to the Ingersoll-Grand Commercial Urban Renewal Plan  
Grantor/Grantee: City of Des Moines, Iowa

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**Sixth Amendment**  
*to the*  
**Urban Renewal Plan**  
*for the*  
**Ingersoll-Grand Commercial Urban Renewal Area**

Urban Design Review Board Action:	<u>03/31/2020</u>
Taxing Entities Consultation:	<u>03/19/2020</u>
City Council Approval:	<u>04/20/2020</u>

## HISTORY

The Ingersoll-Grand Commercial Urban Renewal Area contains approximately 175 acres and generally consists of the properties fronting on, or located between, Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street.

The Ingersoll-Grand Commercial Urban Renewal Plan (the "Plan") was adopted on July 9, 2012, by Roll Call No. 12-1113. The Plan and prior amendments thereto have been recorded in the land records of the Polk County Recorder as follows:

<i>Amendment</i>	<i>Roll Call No.</i>	<i>Adopted Date</i>	<i>Recorded Book</i>	<i>Beginning at Page</i>
Urban Renewal Plan	12-1113	07-09-2012	14,361	930
1 <sup>st</sup> Amendment	15-1999	11-23-2015	15,827	721
2 <sup>nd</sup> Amendment	17-1297	07-24-2017	16,612	100
3 <sup>rd</sup> Amendment	18-1547	09-10-2018	17,088	242
4 <sup>th</sup> Amendment	19-0753	05-06-2019	17,327	299
5 <sup>th</sup> Amendment	19-1763	11-04-2019	17,585	335

## PURPOSE

The purpose of this Sixth Amendment to the Ingersoll-Grand Commercial Urban Renewal Plan is to:

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
- Amend and update Appendix D – *Approved Public Improvement Projects* to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
- Update Appendix E – *Approved Economic Development and Redevelopment Projects* to approve the provision of financial assistance from tax increment revenues in the Ingersoll Grand Commercial Urban Renewal Area for the redevelopment of an 87-room hotel at 2525 Grand Avenue and the redevelopment of the existing 2,100-square-foot commercial building at 2515 Grand Avenue.

## AMENDMENT

### **1. Replace Appendix C - Financial Condition Report**

The Ingersoll-Grand Commercial Urban Renewal Plan is hereby amended by replacing Appendix C, *Financial Condition Report*, with the attached Appendix C, *Financial Condition Report (6<sup>th</sup> Amendment)*.

**2. Replace Appendix D - Approved Public Improvement Projects**

The Ingersoll-Grand Commercial Urban Renewal Plan is hereby amended by replacing Appendix D, *Approved Public Improvement Projects*, with the attached Appendix D, *Approved Public Improvement Projects (6<sup>th</sup> Amendment)*.

**3. Replace Appendix E - Approved Economic Development and Redevelopment Projects and Activities**

The Ingersoll-Grand Commercial Urban Renewal Plan is hereby amended by replacing Appendix E, *Approved Economic Development and Redevelopment Projects and Activities*, with the attached Appendix E, *Approved Economic Development and Redevelopment Project and Activities (6<sup>th</sup> Amendment)*.

## **Appendix C, Financial Condition Report (6<sup>th</sup> Amendment)**

The City has, by Ordinance No. 15,119, designated the Ingersoll-Grand Commercial Urban Renewal Area as an urban renewal area in which "Tax Increment Financing" as defined in Chapter 403, Code of Iowa, may be utilized. The expected financial undertakings and tax increment revenue with regard to this urban renewal area are discussed in this Financial Condition Report.

### **Introduction**

Urban renewal is one of the few ways an Iowa municipality can undertake and financially assist community revitalization and economic development. In Des Moines, especially in the older areas with limited redevelopment opportunities, urban renewal is an important way cities can assist the private sector in the creation and retention of jobs and in the development and redevelopment of blighted, vacant and underutilized parcels that would not occur without the City's assistance.

Urban renewal can provide flexibility in phasing development over a long-term period. In Iowa, a city may designate an "urban renewal area" by following the requirements specified in Chapter 403, Code of Iowa, upon finding that the area qualifies for designation as a slum area, a blighted area or an economic development area as those terms are defined in Iowa Code §403.17. The Ingersoll-Grand Commercial Urban Renewal Area was designated by the City as an urban renewal area upon a finding by the City Council that the area qualified as an economic development area appropriate for commercial use.

As part of the designation of an urban renewal area, the city council must adopt an urban renewal plan. The plan text includes a legal description and map of the area; a description of existing land uses and conditions; the actions the city proposes to undertake in the area such as public improvements, public services, the sale or purchase of property; and any conditions the city may want to impose on the development projects. On July 9, 2012, the Des Moines City Council adopted the original Ingersoll-Grand Commercial Urban Renewal Plan.

If the city wants to undertake an action not specified in the urban renewal plan, it must adopt the proposed change by an amendment to the urban renewal plan. Before the urban renewal plan or any amendment can be adopted by the city council, notice of a public hearing on the plan or amendment must be published in the newspaper.

In addition, if the urban renewal area uses tax increment financing, a consultation and comment period with other taxing entities is offered prior to the public hearing. This document has been prepared in response to this consultation requirement.

### **Tax Increment Financing**

Tax increment financing ("TIF") is a financing tool that is only available in designated urban renewal areas. It allows the use of a portion of the future property tax revenues of all taxing jurisdictions (the "Tax Increment Revenue") created by an increase in the total assessed value of all the taxable property within the urban renewal area, to be used to fund obligations incurred by the city in implementing the urban renewal plan.

The Tax Increment Revenue can only be used for the activities or items authorized in the urban renewal plan. If the Tax Increment Revenue is not used to pay eligible expenses incurred in the implementation of the urban renewal plan, the revenue is released back to general revenues of the local taxing jurisdictions. On March 24, 1997, the Des Moines City Council adopted a policy that commencing in FY1997/98, the City will use, and has used, no more than 75% of the total annual Tax Increment Revenues generated by all urban renewal areas. This assures that the local taxing entities receive the benefit of at least 25% any future growth in the valuation of taxable properties in the urban renewal areas utilizing tax increment financing.

### **Current TIF Bonding and Outstanding Indebtedness**

Overall, as of June 30, 2019, the City of Des Moines has about \$399 million in general obligation debt. Of this debt, approximately \$83 million is being serviced with tax increment revenues from specific urban renewal areas. Currently the Ingersoll-Grand Commercial Urban Renewal Area has an outstanding total debt comprised of tax increment notes and bonds of about \$2.4 million. The State of Iowa Constitutional debt-ceiling limit for general debt obligations by the City of Des Moines is about \$634 million.

### **Property Tax Assessments and Revenues**

The City of Des Moines first certified debt in the fall of 2015 for payment in FY2016/17 from the Ingersoll-Grand Commercial Urban Renewal Area. That action established January 1, 2014, as the base valuation date for purposes of the TIF District. The assessed base valuation is approximately \$207.1 million for the entire urban renewal area. Any future increase in the total assessed value may be "captured" for use in the TIF District by the City. The total assessed value of all taxable property within the urban renewal area on January 1, 2019, was approximately \$294.2 million, producing an incremental assessed value above the base of approximately \$87.1 million. This increment could have generated a maximum Tax Increment Revenue of approximately \$3,483,700 in FY2020/21. Approximately \$2,655,500 in revenues were certified for FY2020/21, utilizing approximately \$48.6 million in increment valuation in the Urban Renewal Area. The remaining \$38.5 in increment valuation was released to all local taxing entities

### **Future Financial Condition**

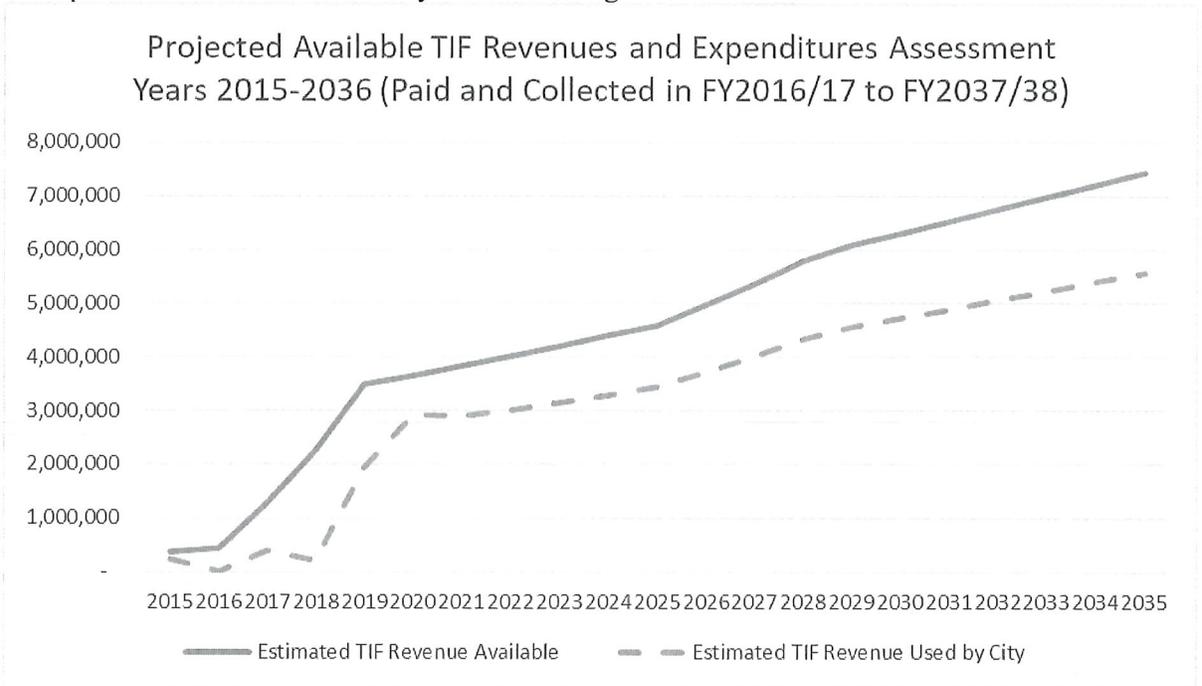
Shown below is a table that projects estimated increment valuations in the Ingersoll-Grand Commercial Urban Renewal Area. In this Financial Condition Report, the estimated Tax Increment Financing revenues are based on a property tax levy rate of \$40 / \$1,000. This levy rate reflects the tax levy rate after subtracting payment of the 'protected debt levies' (various levies not subject to allocation to Tax Increment Revenue.)

The revenue projections shown are based on increases in property tax revenues conservatively estimated with an annual growth rate of 1.5%.

The "TIF Valuation Used" in the financial projection below will be updated to reflect any projects as they are approved and added to the plan.

Assessment Year	Base Valuation	Total Assessed Valuation	New Increment Valuation	TIF Valuation Used	Estimated TIF Revenue Available	Estimated TIF Revenue Used by City	Percent Valuation Used
2015	207,130,850	216,113,650	8,982,800	5,539,118	357,385	220,377	62%
2016	207,130,850	218,269,250	11,138,400	-	446,446	-	0%
2017	207,130,850	238,693,240	31,562,390	9,714,651	1,290,919	397,334	31%
2018	207,130,850	262,570,840	55,439,990	5,267,663	2,270,420	215,725	10%
2019	207,130,850	294,223,440	87,092,590	48,601,140	3,483,704	1,944,046	56%
2020	207,130,850	298,636,792	91,505,942	73,204,753	3,660,238	2,928,190	80%
2021	207,130,850	303,116,343	95,985,493	72,594,828	3,839,420	2,903,793	76%
2022	207,130,850	307,663,089	100,532,239	75,246,495	4,021,290	3,009,860	75%
2023	207,130,850	312,278,035	105,147,185	78,803,536	4,205,887	3,152,141	75%
2024	207,130,850	316,962,205	109,831,355	82,341,779	4,393,254	3,293,671	75%
2025	207,130,850	321,716,639	114,585,789	85,904,964	4,583,432	3,436,199	75%
2026	207,130,850	331,302,388	124,171,538	93,092,916	4,966,862	3,723,717	75%
2027	207,130,850	340,958,572	133,827,722	100,298,858	5,353,109	4,011,954	75%
2028	207,130,850	351,852,951	144,722,101	108,468,068	5,788,884	4,338,723	75%
2029	207,130,850	359,441,392	152,310,542	114,151,152	6,092,422	4,566,046	75%
2030	207,130,850	364,833,013	157,702,163	118,219,462	6,308,087	4,728,778	75%
2031	207,130,850	370,305,509	163,174,659	122,341,295	6,526,986	4,893,652	75%
2032	207,130,850	375,860,091	168,729,241	126,506,411	6,749,170	5,060,256	75%
2033	207,130,850	381,497,993	174,367,143	130,733,673	6,974,686	5,229,347	75%
2034	207,130,850	387,220,462	180,089,612	135,024,890	7,203,584	5,400,996	75%

The graphic below shows the projected property tax revenues and expenditure estimates detailed in the table above. Note: The Tax Increment Revenue generated by the assessed value existing on any January 1st is paid and collected in the fiscal year commencing 18 month later.



This information will change as future projects, subject to the urban renewal amendment process with the individual review of each amendment and projects by the City Council and other authorities as directed by the Code of Iowa, are approved.

## Appendix D, Approved Public Improvement Projects (6<sup>th</sup> Amendment)

The following alphabetical listing provides a summary of projects approved by the Des Moines City Council for receipt of tax increment funding.

Project:	FY2013/14 -								Estimate
	FY2018/19	FY2019/20	FY2020/21	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2013/14 - FY2025/26
2300 Ingersoll Block Pedestrian Crossing Project	-	30,644	-	-	-	-	-	-	30,644
Ingersoll-Grand Beautification Program	77,601	200,000	200,000	200,000	200,000	200,000	200,000	200,000	1,477,601
Ingersoll-Grand SSMID	-	7,513	59,483	60,351	60,085	63,726	67,573	71,365	390,096
Ingersoll-Grand Streetscape Design - MLK Jr. Parkway to 28th Street	197,269	-	-	-	-	-	-	-	197,269
Ingersoll-Grand Streetscape Construction - MLK Jr. Parkway to 28th Street	-	2,575,000	3,250,000	2,820,000	-	-	-	-	8,645,000

### 2300 Ingersoll Block Pedestrian Crossing Project

The 2300 Ingersoll Block Pedestrian Crossing Project includes the installation of a pedestrian crossing at the intersection of 23rd Street and Ingersoll Avenue between future bus shelter locations. The installation includes rapid flash beacon assemblies, conduit, wiring, curb ramps, bump-out and pavement markings within the Ingersoll Avenue right-of-way. This project will be 50% funded by tax increment revenues and 50% privately funded by Roers Investments and is anticipated to cost \$90,000 or less.

### Ingersoll-Grand Beautification Program

A description of the Ingersoll-Grand Beautification Program is contained in Appendix E, Approved Economic Development and Redevelopment Projects and Activities. The Ingersoll-Grand Beautification Program provides limited financial assistance for the private construction of streetscape improvements within the rights-of-way of Ingersoll Avenue, and for improvements to private property.

### Ingersoll-Grand SSMID

A description of the Ingersoll-Grand SSMID Program is contained in Appendix E, Approved Economic Development and Redevelopment Projects and Activities.

### Ingersoll-Grand Streetscape Design - MLK Jr. Parkway to 28th Street

A description of the Ingersoll-Grand Streetscape Design – MLK Jr. Parkway to 28<sup>th</sup> Street Design (Phase 1) project is contained in Appendix E, Approved Economic Development and Redevelopment Projects and Activities.

### Ingersoll-Grand Streetscape Construction - MLK Jr. Parkway to 28th Street

A description of the Ingersoll-Grand Streetscape Construction – MLK Jr. Parkway to 28<sup>th</sup> Street project is contained in Appendix E, Approved Economic Development and Redevelopment Projects and Activities.

## **Appendix E, Approved Economic Development and Redevelopment Projects and Activities (6<sup>th</sup> Amendment)**

The following alphabetical listing provides a summary of Economic Development and Redevelopment Projects approved by the Des Moines City Council for receipt of tax increment funding.

(Shading indicates new projects added by the 6th Amendment or existing projects to which material amendments have been made to the financial incentives provided by the 6th Amendment)

### **Ingersoll-Grand Beautification Program**

The Ingersoll-Grand Beautification Program provides financial assistance in the form of economic development grants in amounts not to exceed \$15,000 per project for qualifying projects. The Ingersoll-Grand Beautification Program is to be funded by an allocation of up to \$200,000 per year from the tax increment revenues. To qualify for assistance under the Ingersoll-Grand Beautification Program, the project must satisfy the following criteria:

1. The project must be located within the Ingersoll-Grand Commercial Urban Renewal Area.
2. The project must advance the purposes of the Ingersoll-Grand Commercial Urban Renewal Project by contributing to the beautification, improvement and redevelopment of the Ingersoll-Grand Commercial Area in accordance with the Urban Renewal Plan;
3. The total cost of any public improvements included in the project must be less than the competitive bid threshold under the Iowa Construction Bidding Procedures Act (currently \$72,000).
4. The project must fit within one of the following categories:
  - a) Construction of streetscape improvements within the Ingersoll Avenue right-of-way meeting the approved Ingersoll Avenue Streetscape standards.
  - b). Construction of streetscape improvements within the public rights-of-way or landscaping improvements on private property appropriate for the display of art for public viewing at locations.
  - c) Construction of improvements to commercial property which assists in attracting or retaining a business in the Area and the creation or retention of employment opportunities which might otherwise be lost.

### **Ingersoll-Grand SSMID**

Ingersoll Grand Self-Supported Municipal Improvement District, an Iowa not-for-profit corporation herein referred to as the "SSMID Board", was established to serve as the advisory board for the Ingersoll Grand Self-Supported Municipal Improvement District created pursuant to Iowa Code Chapter 386 and herein referred to as the "SSMID District". On December 21, 2015, by Roll Call No. 15-2133, the Des Moines City Council approved an Operating Agreement with the SSMID Board whereby the SSMID Board agreed to serve as the advisory board for the

operation of the SSMID District, and to provide those Improvements and Services defined in the petition for the creation of the SSMID District and funded by the budget for the SSMID District approved by the Des Moines City Council.

In accordance with the Operating Agreement, the City shall allocate a portion of the tax increment financing revenues attributable to the annual Combined Capital Improvement and Operation Tax levy on properties in the Ingersoll-Grand SSMID District for the services, improvements, and activities of the SSMID District which further the objectives of the Ingersoll-Grand Urban Renewal Plan.

**Ingersoll-Grand Streetscape Design - MLK Jr. Parkway to 28th Street**

The Ingersoll-Grand Streetscape Design – MLK Jr. Parkway to 28<sup>th</sup> Street project consists of preliminary conceptual design, construction phasing plans, and cost estimates, for the construction of the Ingersoll Avenue Streetscape from Martin Luther King Jr. Parkway to 28th Street. The Ingersoll Grand SSMID Board has obtained a preliminary scope of services from a consulting team comprised of Confluence and Bishop Engineering for a cost not to exceed \$219,187.50. The SSMID Board has recommended that 10% of the project cost (not to exceed \$21,918.75) be paid with SSMID District funds with the remaining 90% (not to exceed \$197,268.75) to be advanced by the Economic Development Enterprise Fund and reimbursed from the Special Fund established pursuant to Iowa Code §403.19 for the Ingersoll-Grand Commercial Urban Renewal Area.

**Ingersoll-Grand Streetscape Construction - MLK Jr. Parkway to 28th Street**

(FY 2018/19, 2019/20, FY 2020/21 and FY 2021/22 -- \$9,040,000)

The Ingersoll-Grand Streetscape Construction - MLK Jr. Parkway to 28th Street project provides for constructing a streetscape and reconstructing the roadway along Ingersoll Avenue from MLK to 28<sup>th</sup> Street. The project will complete the remaining streetscape elements along the Ingersoll corridor. Total project costs are approximately \$13,125,000 with an estimated \$9,040,000 to be paid using Tax Increment Financing from the Ingersoll-Grand Urban Renewal Area.

**Terrace Hill I, L.L.C. – 2515 and 2525 Grand Avenue**

Renovation of the existing 2,100-square-foot building at 2515 Grand Avenue for commercial and retail uses and a historic renovation of the exiting 37,000-square-foot building at 2525 Grand Avenue back to its original use as an 87-room hotel in accordance with an Urban Development Agreement between the City and Terrace Hill I, L.L.C., approved by the City Council on December 16, 2019 by Roll Call No. 19-2016. The Development Agreement provides an Economic Development Grant to be paid in twenty-eight (28) semi-annual installments commencing on December 1, 2022, up to a maximum of \$2,500,000 (NPV) subject to the following schedule of Project TIF generated from the project’s buidings (exclusive of land):

Years 1-4	Installments 1-8	100% of the Project TIF
Years 5-8	Installments 9-16	80% of the Project TIF
Years 9-14	Installments 17-28	75% of the Project TIF

## NOTICE OF PUBLIC HEARING

The City Council of the City of Des Moines, Iowa, will hold a public hearing on April 6, 2020, at 5:00 p.m. in the 2<sup>nd</sup> Floor, MSC Board Room, Richard A. Clark Municipal Services Center, 1551 E. M.L. King Jr. Parkway, Des Moines, Iowa, to consider the proposed Sixth Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area (hereinafter referred to as the "Plan"). The Ingersoll-Grand Commercial Urban Renewal Area is generally located along and between Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street.

The purpose of the proposed Sixth Amendment is to

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
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Any person or organization desiring to submit written material regarding this issue may direct such written material to the Office of the City Clerk, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, 50309, prior 3:00 p.m. on April 6, 2020.

CITY OF DES MOINES, IOWA

T. M. Franklin Cownie, Mayor

Published in the Des Moines Register on March 19, 2020.

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CITY OF DES MOINES, IOWA

T. M. Franklin Cownie, Mayor

Published in the Des Moines Register on March 19, 2020.



DES MOINES, CITY OF  
400 ROBERT D RAY DR

DES MOINES IA 503091813

# of Affidavits 1

This is not an invoice

## AFFIDAVIT OF PUBLICATION

State of Wisconsin

County of Brown, ss.:

The undersigned, being first duly sworn on oath, states that The Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

### THE DES MOINES REGISTER

newspaper of general circulation printed and published in the City of Des Moines, Polk County, Iowa, and that an advertisement, a printed copy of which is attached as Exhibit "A" and made part of this affidavit, was printed and published in The Des Moines Register on the following dates:

Ad No.	Start Date:	Run Dates:	Cost:
0004123267	4/2/20	04/02/2020	\$44.34

Copy of Advertisement  
Exhibit "A"

  
\_\_\_\_\_  
Staff member, Register Media

Subscribed and sworn to before me by said affiant this

2 day of April, 2020

  
\_\_\_\_\_  
Notary Public

8-25-23  
\_\_\_\_\_  
Commission expires

SHELLY HORA  
Notary Public  
State of Wisconsin

PD 11079, \$44.34

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- Amend and update Appendix D - *Approved Public Improvement Projects* to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
- Update Appendix E - *Approved Economic Development and Redevelopment Projects* to approve the provision of financial assistance from tax increment revenues in the Ingersoll Grand Commercial Urban Renewal Area for the redevelopment of an 87-room hotel at 2525 Grand Avenue and the redevelopment of the existing 2,100-square-foot commercial building at 2515 Grand Avenue.

Any person or organization desiring to submit written material regarding this issue may direct such written material to the Office of the City Clerk, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, 50309, prior 3:00 p.m. on April 20, 2020.

CITY OF DES MOINES, IOWA  
T. M. Franklin Cownie, Mayor

Published in the Des Moines Register on April 2, 2020.