



Date October 5, 2020

**SET DATE OF PUBLIC HEARING ON THE SEVENTEENTH AMENDMENT
TO THE CENTRAL PLACE INDUSTRIAL PARK REDEVELOPMENT PROGRAM
URBAN RENEWAL PLAN**

WHEREAS, on May 20, 1985, by Roll Call No. 85-2388, the City Council of the City of Des Moines approved the Central Place Industrial Park Redevelopment Program Urban Renewal Plan, and such Plan has been amended fifteen times (the urban renewal plan as amended is hereinafter referred to as the “Plan”), for an area (the “Central Place Urban Renewal Area”) bounded on the north and east by the Des Moines River, on the west by 2nd Avenue, and on the south by University Avenue; and

WHEREAS, by Ordinance No. 10,635 passed May 20, 1985, the City Council concurrently designated the Central Place Urban Renewal Area as a tax increment district to provide financial assistance in meeting the goals and objectives of the Plan; and

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

- Amend and replace Section 1, “Introduction”, subsection (A), “Description of the Central Place Industrial Park Redevelopment Program Urban Renewal Area”, to redefine and expand the Central Place Urban Renewal Area to include approximately 235 acres, located just north and east of downtown Des Moines, generally bounded by University Avenue on the south, including properties fronting 2nd Avenue along the west side of 2nd Avenue, and the Des Moines River on the north and east, with no expansion or change to the tax increment district boundary in this Amendment;
- Amend and replace Section II, “Background Information”, subsection (B), “Existing Land Use”, to reflect inclusion of commercial, industrial, residential, and public/semi-public uses;
- Amend and replace Section II, “Background Information”, subsection (D), “Conformance with the City’s Zoning Requirements”, to reflect updated zoning in the Central Place Urban Renewal Area of I1 Industrial District, P1 and P2 Public, Civic and Institutional Districts, and MX2 Mixed Use District;
- Amend Section V, “Duration of Urban Renewal Plan”, to continue in effect until terminated by action of the City Council of the City but in no event before the City has received full reimbursement from incremental taxes of its advances and principal and interest payable on all tax increment financing or general obligations issued to carry out the objectives of the Plan;
- Amend “Attachment A – Legal Description” for expansion of the Central Place Urban Renewal Area boundary to the west of 2nd Avenue, with no expansion or change to the tax increment district boundary in this Amendment;
- Update Financial Condition Report; and
- Amend and update Maps: 1) Boundary of Urban Renewal Area, 2) Existing Land Use, 3) Plan DSM Future Land Use, and 4) Existing Zoning, for the purposes stated above; and



Date October 5, 2020

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Seventeenth Amendment at its regular meeting on October 6, 2020, 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 Seventeenth Amendment at 5:00 p.m. on November 9, 2020, to be held by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location.
2. The City Clerk is authorized and directed to publish notice of said public hearing by publication in the Des Moines Register on October 23, 2020. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.
3. The proposed Seventeenth 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 14 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 Seventeenth Amendment and a copy of the Notice of Public Hearing to be mailed to each such affected taxing entity.

(Council Communication No. 20- 432)

MOVED by _____ to adopt.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL. Below the table, it says MOTION CARRIED and APPROVED.

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.

Mayor

City Clerk