



Date November 9, 2020

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
SEVENTEENTH AMENDMENT TO THE CENTRAL PLACE INDUSTRIAL
PARK REDEVELOPMENT PROGRAM URBAN RENEWAL PLAN AND
ADOPTING SAME**

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, P2 Public, Civic and Institutional District, 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;

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- 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

WHEREAS, on October 5, 2020, by Roll Call No. 20-1568, the City Council resolved that a public hearing be held on November 9, 2020, at 5:00 p.m., 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; and

WHEREAS, the Urban Design Review Board reviewed the proposed Seventeenth Amendment at its regular meeting on October 6, 2020, and voted 8-0 in support of recommending approval of the Seventeenth Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines Register on October 23, 2020, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; 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 on the proposed Seventeenth Amendment held by electronic means on October 20, 2020 at 10:00 a.m.; and

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

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Seventeenth Amendment 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 Seventeenth Amendment to the Urban Renewal Plan for the Central Place Industrial Park Redevelopment Program Urban Renewal Area is hereby closed.
2. Upon consideration of the recommendations of the Urban Design Review Board and all other recommendations and statements from all other interested parties and organizations, the City Council finds that the Seventeenth Amendment conforms to the PlanDSM: Creating Our Tomorrow plan, as amended, for the development of the City as a whole.
3. The Urban Renewal Plan for the Central Place Industrial Park Redevelopment Program Urban Renewal Area is hereby amended as set forth in the Seventeenth Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Central Place Industrial Park



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Redevelopment Urban Renewal Area, as amended by the Seventeenth Amendment, is hereafter in full force and effect.

- 4. The City Clerk is directed to cause the Seventeenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 20- 491)

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, TOTAL, MOTION CARRIED, APPROVED, and Mayor signature line.

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.
City Clerk