



Date April 5, 2021

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
EIGHTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE
INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL AREA**

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 purpose of the proposed Eighth Amendment to the Urban Renewal Plan, which is on file and available for inspection in the office of the City Clerk, 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 historic renovation of three multi-family apartment buildings and the inclusion of 19 low- to moderate-income affordable housing units at 2315 Grand Avenue by Tree House Partners, LLC; and

WHEREAS, on February 22, 2021, by Roll Call No. 21-0270, the City Council resolved that a public hearing be held on April 5, 2021, 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 Eighth Amendment at its regular meeting on March 23, 2021, and voted 7-0 in support of recommending approval of the Eighth Amendment; 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 Eighth Amendment held by electronic means on March 16, 2021 at 1:00 p.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 Eighth Amendment; and



Roll Call Number

Agenda Item Number

32

Date April 5, 2021

WHEREAS, notice of this public hearing was published in the Des Moines Register on March 19, 2021, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Eighth 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 Eighth Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial 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 Eighth 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 Ingersoll-Grand Urban Renewal Area is hereby amended as set forth in the Eighth Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Ingersoll-Grand Urban Renewal Area, as amended by the Eighth Amendment, is hereafter in full force and effect.
4. The City Clerk is directed to cause the Eighth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 21- **148**)

MOVED by _____ to adopt.

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED 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