



.....  
**Date** ..... December 6, 2021 .....

**RESOLUTION CLOSING HEARING ON THE PROPOSED DOUGLAS AVENUE  
URBAN RENEWAL PLAN AND ADOPTING THE URBAN RENEWAL PLAN**

WHEREAS, the proposed Douglas Avenue Urban Renewal Area consists of consists of approximately 105 acres and is generally located at the intersection of Douglas Avenue and Martin Luther King Jr Parkway, as shown in Exhibit B, Appendix “A”; and,

WHEREAS, the City Manager has prepared the Douglas Avenue Urban Renewal Plan (the “Urban Renewal Plan”), an urban renewal plan for an urban renewal area known as the Douglas Avenue Urban Renewal Area. The Urban Renewal Plan is on file and available for public inspection in the office of the City Clerk and attached as Exhibit B; and,

WHEREAS, the Urban Renewal Plan seeks to enhance private development within the proposed Douglas Avenue 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, on October 18, 2021, by Roll Call No. 21-1557, the City Council resolved that a public hearing on the proposed Urban Renewal Plan be held on December 6, 2021; and,

WHEREAS, on October 19, 2021, the Urban Design Review Board reviewed the proposed Urban Renewal Plan and recommended approval by a vote of 7 to 0; and,

WHEREAS, on November 4, 2021, the City Plan and Zoning Commission reviewed the proposed Urban Renewal Plan for conformity with PlanDSM: Creating Our Tomorrow Plan, the adopted comprehensive plan for the development of the City as a whole and found the proposed Urban Renewal Plan in conformity with the comprehensive plan; and,

WHEREAS, on November 23, 2021, notice of this public hearing was published in the Des Moines Register, as required by Section 403.5(3) of the Iowa Code as shown in the attached affidavit labelled as Exhibit A; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Southeast Polk Community School District, Des Moines Area Community College, and Polk County of a consultation meeting to be held in Des Moines City Hall and virtually on November 9, 2021, which was attended by Polk County; and,



.....  
**Date** ..... December 6, 2021 .....

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

WHEREAS, the Douglas Avenue Urban Renewal Area does not contain any property assessed as agricultural property; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding 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 Douglas Avenue Urban Renewal Plan is hereby closed.

2. The Plan and Zoning Commission determination that the Douglas Avenue Urban Renewal Plan is in conformance with the PlanDSM: Creating our Tomorrow Plan, on November 4, 2021, by a vote of 12-1 was received and filed by the City Council on November 15, 2021 by Roll Call Number 21-1722.

3. Upon consideration of the recommendation of the Plan and Zoning Commission and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:

- a) The Urban Renewal Plan conforms to Plan DSM: Creating Our Tomorrow Plan, for the development of the City as a whole.
- b) The Urban Renewal Plan does not provide for the involuntary acquisition of any land by the City and does not identify any land planned for acquisition. However, property may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.

4. The Urban Renewal Plan for the Douglas Avenue Urban Renewal Area is hereby approved and adopted and shall hereafter be in full force and effect.

5. The City Clerk is hereby authorized and directed to file a certified copy of the Urban Renewal Plan and of this Resolution in the office of the Polk County Recorder.



**Roll Call Number**

**Agenda Item Number**

53

Date December 6, 2021

(Council Communication No. 21- 531 )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.

Assistant City Attorney

**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.

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

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk