



**Roll Call Number**

**Agenda Item Number**

32

**Date** December 20, 2021

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED  
CARPENTER URBAN RENEWAL AREA**

WHEREAS, the City Council desires to consider the use of its urban renewal powers to enhance private development and economic development assistance within the proposed area generally located between Forest Avenue, Martin Luther King Jr Parkway, University Avenue, and 25<sup>th</sup> Street, with additional parcels north of Forest Avenue and south of University Avenue also included; and,

WHEREAS, the City Manager has prepared a proposed Urban Renewal Plan for the Carpenter Urban Renewal Area (the "proposed urban renewal plan") which is on file and available for inspection in the office of the City Clerk; and

WHEREAS, the proposed urban renewal plan seeks to enhance private development within the proposed Carpenter Urban Renewal Area through 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 Urban Design Review Board is scheduled to review the proposed urban renewal plan at its regular meeting on December 21, 2021, 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; and,

WHEREAS, the City Plan and Zoning Commission is scheduled to review the proposed urban renewal plan at its regular meeting on January 20, 2022 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 Urban Renewal Plan for the Carpenter Urban Renewal Area at 5:00 p.m. on February 7, 2022, in the City Council Chambers.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit A in the Des Moines Register not less than four nor more than 20 days before the date of hearing, as required by Iowa Code sections 386.3(4) and 362.3.
3. The proposed urban renewal plan is hereby submitted to the City Plan and Zoning Commission for its review and recommendation as to the plan's conformity with the City's

**Date** December 20, 2021

Comprehensive Plan, *PlanDSM: Creating Our Tomorrow*, which was adopted by the City Council on April 25, 2016, by Roll Call No. 16-0717, with said written recommendation requested to be received by the City Council prior to the date of public hearing.

4. The proposed urban renewal plan 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.
  
5. 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 and the Des Moines Area Community College. The consultation meeting shall be held 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 Notice of Public Hearing (Exhibit A), and a copy of the proposed urban renewal plan to be mailed to each such affected taxing entity.

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

FORM APPROVED:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.  
Assistant City Attorney

Exhibits:

- A - Notice of Public Hearing
- B - Urban Renewal Plan

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**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

**EXHIBIT A**  
**Canary Lofts**

LEGAL DESCRIPTION

Lots 38, 39, 40, 41, 42, 43 and 44, except the North 7 feet of Lot 44; and the vacated North/South alley lying East of and adjoining Lots 38-44 except the North 7.00 feet and except the east 0.75 feet of the south 148.0 feet of the North 192.0 feet of said North/South alley; all in DRAKE UNIVERSITY'S SECOND ADDITION TO THE CITY OF DES MOINES, an Official Plat now included in and forming a part of the City of Des Moines, Polk County, Iowa.