



Date October 3, 2022

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED THIRTY FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE METRO CENTER URBAN RENEWAL AREA

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council approved the Metro Center Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Metro Center 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 Metro Center Urban Renewal Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and

WHEREAS, the City Council desires to consider a proposed Thirty First Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
 - Indigo Dawn, LLC, 1601 6th Avenue, 4,700-square-foot mixed-use development
 - 106 SW 7th Street, LLC, 106 SW 7th Street and 113 SW 8th Street, 4-story office 46,800-square-foot office building and 2-story, 19,500-square-foot commercial building;
 - ONESPEED DSM, L.L.C., 303 Scott Avenue, 9,500-square-foot commercial building;
 - Ashworth Development LLC, 1714 6th Avenue, 4-story, 32-unit mixed-use project
 - EMC Stairway Agreement, 701 Walnut, stairway for future urban park and to include these new projects and material amendments to existing projects and updated text for other previously-approved projects in the amended and updated Appendix C --Approved Economic Development and Redevelopment Activities.
 - Market District – amendments and restatement of urban renewal development agreement to allow increased TIF rebate for projects commencing construction within next five years and amending various other provision
 - 13th & Mulberry, LLC and 13th and Mulberry Multifamily first amendment of urban renewal development agreement for construction of a 5-story mixed-use building
 - River’s Edge, LP, 214 Jackson Avenue, construction of two buildings of multifamily residential construction to provide approximately 216 apartment units.



.....
Date October 3, 2022

- Update the Financial Condition Report to reflect the new project and material amendment to existing projects incorporated in Appendices C and D.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to provide a listing of projects scheduled for funding from tax increment revenues in the Metro Center Urban Renewal Area during the fiscal years that are set out in the City Capital Improvement Program (2021/22 – 2025/26) and including acquisition of 1200 Mulberry Street parking structure; and

WHEREAS, a copy of the proposed Thirty First Amendment is on file and available for public inspection in the office of the City Clerk; and

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Thirty First Amendment at its regular meeting on October 4, 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 Thirty First Amendment to the Metro Center Urban Renewal Plan at 5:00 p.m. on November 7, 2022, in the City Council Chambers at City Hall.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Sections 362.3 and 403.5 of the Iowa Code.
3. The proposed Thirty First 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 prior to the date of public hearing at a time and location to be determined by the Director in accordance with Iowa Code §403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Thirty First Amendment to be mailed to each such affected taxing entity.



Roll Call Number

Agenda Item Number

36

Date October 3, 2022

(Council Communication No. 22- 467)

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

CERTIFICATE

I, Laura Baumgartner, 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				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor			_____ City Clerk	