



Date June 17, 2024

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
FIFTEENTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE
SE AGRIBUSINESS URBAN RENEWAL AREA**

WHEREAS, on January 26, 1998, by Roll Call No. 98-275, the City Council adopted the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project, and such Plan has been amended thirteen times (the urban renewal plan as amended is hereinafter referred to as the "Plan"); and

WHEREAS, the SE AgriBusiness Urban Renewal Project Area encompasses an irregularly shaped area generally located between S.E. 14th Street and SE 43rd Street, and between Dean Avenue and the Des Moines River; and

WHEREAS, the purpose of the proposed Fifteenth Amendment to the Plan, which is on file and available for inspection in the office of the City Clerk, is to:

1. Amend Appendix A – Approved Economic Development and Redevelopment Activities to approve the provision of financial assistance from tax-increment revenues in the SE AgriBusiness Urban Renewal Area for the employment, redevelopment, renovation and/or improvement of:
 - a. Kemin Industries, Inc & Kemin Holdings, LC – Warehouse Project 606 SE 23rd Street: Construction of an approximately 340,500 square foot \$28 million precast warehouse for raw material and finished goods;
2. Amend Appendix B – Approved Public Improvements, Public Buildings and Street Projects to adjust funding sources for the next phase of the Southeast Connector project; and
3. Update *Exhibit A* - Financial Condition Report to reflect the new projects and material amendments to existing projects; and

WHEREAS, on May 6, 2024, by Roll Call No. 24-0657, the City Council resolved that a public hearing on the proposed Fifteenth Amendment be held on June 17, 2024, at 5:00 p.m., in the Council Chambers; and

WHEREAS, the Urban Design Review Board reviewed the proposed Fifteenth Amendment at its meeting on May 21, 2024, and voted 7-0 to approve said Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines Register on June 5, 2024, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and



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WHEREAS, a copy of the Fifteenth Amendment and notice of this hearing was given by ordinary mail to the Des Moines Public School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority, together with notice of a consultation meeting on the Fifteenth Amendment which was held on May 23, 2024; and

WHEREAS, the City has received no requests from the Des Moines Public School District, Polk County, Des Moines Area Community College, or Des Moines Area Regional Transit Authority for any modification of the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and

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

(Council Communication No. 24-277)

MOVED by _____ to adopt. SECOND by _____.



Roll Call Number

Agenda Item Number

48

Date June 17, 2024

FORM APPROVED:

/s/ Gary D. Goudelock
Gary D. Goudelock
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk