



Date June 17, 2024

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED THIRTY-FOURTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE METRO CENTER URBAN RENEWAL AREA AND ADOPTING SAME**

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-Fourth 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:
  - 1435 Mulberry, LLC – new construction of a 202-unit multifamily project at 1435 Mulberry Street
  - Hoyt, LLC – new construction of a 44-unit multifamily structure as phase two of a project at 1619 High Street
  - Mav KG, LLC – acquisition and retention of 250 former Kum and Go employees in Downtown Des Moines
  - Nelson Development – phased, mixed-use project at 418 E. Grand
  - Townhall Associates LP / 1601 6<sup>th</sup> Avenue – historic renovation of 1601 6<sup>th</sup> Avenue into a mixed-use residential and commercial development, and the new construction of a mixed-use residential and commercial building at 1605/1609/1619 6<sup>th</sup> Avenue

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.

- 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



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in the City Capital Improvement Program for Fiscal Year 2023/24 through Fiscal Year 2027/28; and

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

WHEREAS, the Urban Design Review Board reviewed the proposed Nineteenth Amendment at its regular meeting on May 21, 2024, and voted 8-0-3-recommending approval of the Nineteenth Amendment; and

WHEREAS, on May 6, 2024, by Roll Call No. 24-0659, the City Council resolved that a public hearing be held on June 17, 2024, at 5:00 p.m.; 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 Thirty-Fourth Amendment held on May 4, 2024; 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 Thirty-fourth Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on June 5, 2024, in accordance with Section 403.5(3) of the Iowa Code; and

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 Thirty-Fourth Amendment to the Urban Renewal Plan for the Metro Center 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 Thirty-Fourth 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 Metro Center Urban Renewal Area is hereby amended as set forth in the Thirty-Fourth Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Metro Center Urban Renewal Area, as amended by the Thirty-Fourth Amendment, is hereafter in full force and effect.



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4. The City Clerk is directed to cause the Thirty-Fourth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

5. The Director of the Office of Economic Development or her designee are directed to submit a copy of the fully executed Amendment to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings and to enable the Finance Director to make any appropriate disclosure filings in accordance with the City's adopted revised Disclosure Policy.



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(Council Communication No. 24-273)

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

SECOND by \_\_\_\_\_.

FORM APPROVED:

*/s/ Lisa A. Wieland*

Lisa A. Wieland  
Assistant City Attorney

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