



Date October 20, 2025

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
FIFTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR
THE OAK PARK-HIGHLAND PARK URBAN RENEWAL AREA**

WHEREAS, on June 8, 2020, by Roll Call No. 20-0949, the City Council approved the Oak Park-Highland Park Urban Renewal Plan (the "Urban Renewal Plan") for the Oak Park-Highland Park Urban Renewal Area, consisting of approximately 57 acres and 115 properties, and generally located along Euclid Avenue between 6th Avenue and Cambridge Street and along 6th Avenue from Ovid Avenue to Seneca Avenue; and

WHEREAS, the Urban Renewal Plan seeks to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties, to facilitate the development and re-development of commercial, mixed use and residential uses, to create and retain jobs in the City of Des Moines, and to provide a diversity of housing options, all within the proposed Oak Park-Highland Park Urban Renewal Area, and to guide the development of said urban renewal area and to activate new economic investment leading to increased taxable valuations, through provision of 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 City Council desires to consider a proposed Fifth Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend and update Appendix B - *Financial Condition Report* to reflect the new projects' projected assessments and incentives.
- Amend Appendix C – *Approved Economic Development and Redevelopment Projects and Activities* to approve the provision of financial assistance from tax increment revenues in the Oak Park – Highland Park Urban Renewal Area for the following projects:
 - Amended and Restated Urban Renewal Development Agreement with 36 on 6th, L.L.C.
 - Highland Parks Flats LLC / 3608-3610 5th Avenue, new construction of a new 8,350-square-foot building consisting of not less than twelve (12) residential units (Final terms)
- Small Business Impact Loan Program; and



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WHEREAS, a copy of the proposed Fifth 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 Fifth Amendment at its regular meeting on November 4, 2025, 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 Fifth Amendment to the Oak Park-Highland Park Urban Renewal Plan at 5:00 p.m. on November 17, 2025, in the City Council Chambers at City Hall.
2. 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 Fifth 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 Economic Development Director or the Director's 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 Director shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Fifth Amendment to be mailed to each such affected taxing entity.



Roll Call Number

Agenda Item Number

24

Date October 20, 2025

(Council Communication No. 25- 386)

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.

Assistant City Attorney

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

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk