



Date November 17, 2025

**RESOLUTION SCHEDULING PUBLIC HEARING ON THE ADOPTION OF
THE FIFTH RESTATED URBAN REVITALIZATION PLAN
FOR THE CITYWIDE URBAN REVITALIZATION AREA**

WHEREAS, on June 15, 1987, by Roll Call No. 87-2630, the Des Moines City Council adopted a resolution, in accordance with the provisions of Section 404.2(1) of the Urban Revitalization Act, finding that the rehabilitation, conservation, redevelopment, or a combination thereof of the entire area then within the corporation boundaries of the City of Des Moines is necessary in the interest of the public health, safety, or welfare of the residents of the City and the area meets the criteria of Section 404.1 of the Code of Iowa; and

WHEREAS, by Ordinance No. 11,026 passed July 6, 1987, as amended by Ordinance No. 11,065 passed September 21, 1987, the City Council designated the entire area within the corporate boundaries of the City of Des Moines as established on July 7, 1987, as the City-wide Urban Revitalization Area; and

WHEREAS, on September 28, 1987, by Roll Call No. 87-4009, the Des Moines City Council adopted a resolution in accordance with the provisions of Section 404.2(6) of the Act, approving the Urban Revitalization Plan for the City-wide Urban Revitalization Area (the "Original Plan"); and

WHEREAS, on June 16, 1997, by Roll Call No. 97-2126, the City Council approved and adopted the Twenty-first Amendment to the Original Plan, which adopted the Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area (the "First Restated Plan"); and

WHEREAS, on December 5, 2011, by Roll Call No. 11-2085, the City Council adopted the 2011 Omnibus Amendment to amend the First Restated Plan and the eight other urban revitalization plans then existing in the City of Des Moines, merge the other eight urban revitalization areas into City-wide Urban Revitalization Area, expand the City-wide Urban Revitalization Area to include the entire City of Des Moines as it then existed and as thereafter expanded by later annexations, extend the duration of the City-wide Urban Revitalization Area, and adopt the Second Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area; and

WHEREAS, on October 26, 2015, by Roll Call No. 15-1816, the City Council approved and adopted the Third Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the "Third Restated Plan") to further extend the duration of the Citywide Urban Revitalization Area, amend the tax exemption schedules for various classes of improvements, discontinue tax abatement for multi-family properties not located within the proposed Targeted Multiple-Family Residential Map attached to said Plan, provide an exemption to allow "rowhome" type developments with eight or fewer units to obtain tax abatement, and make other changes as set forth in the Third Restated Plan, which Plan was thereafter amended by City Council resolutions; and

WHEREAS, on November 15, 2021, by Roll Call No. 21-1749, the City Council approved and adopted the Fourth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the "Fourth Restated Plan") to eliminate the 10-year, 115% exemption for small-scale rehabilitation, update incentives for new construction of one-unit homes by building type, introduce tiered (declining) abatement schedules for 2-12 unit building types, including rowhouses, to encourage missing middle housing, provide longer abatement schedules for new 1-12 unit residential structures with additional



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insulation and infrastructure for electric vehicle charging, and extend the 10-year, 100% exemption to new construction of Accessory Household Units (“AHUs”) and maintaining eligibility for AHUs added to existing homes. The Fourth Restated Plan was subsequently amended on August 5, 2024, by Roll Call No. 24-1113, which added exterior finish material requirements for new 1-12 unit residential structures needed to meet eligibility.

WHEREAS, the City Manager recommends that the City Council again amend the City’s Urban Revitalization Plan as set forth in the proposed Fifth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the “Fifth Restated Plan”), in form on file in the office of the City Clerk and as described in the attached communication from the Development Services Department, which amendments include but are not limited to:

- Reducing the overall cost of certain incentives while making more funding available for other incentives that encourage development consistent with the City’s Zoning and Planning and Design Ordinances and Comprehensive Plan;
- Further the planning objective of providing affordable housing by offering abatement opportunities to a variety of housing choices for the City’s diverse population;
- Aligning design requirements for incentives with the City’s Municipal Code; and

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa that:

1. A public hearing on the proposed Fifth Restated Plan shall be held before the City Council at its next regularly scheduled meeting at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on December 8, 2025, at which time the City Council will hear both those who oppose and those who favor said Plan.
2. The City Clerk is hereby authorized and directed to cause notice of the public hearing to be given by publication in the Des Moines Register consistent with Iowa Code § 362.3.



Roll Call Number

Agenda Item Number

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MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy, Assistant City Attorney

Exhibits

"A" Fifth Restated Plan

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