



Date November 17, 2025

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE
DRAKE URBAN RENEWAL AREA AND ADOPTING SAME**

WHEREAS, on January 14, 2019, by Roll Call No. 19-0085, the City Council adopted the Drake Urban Renewal Plan (the "Urban Renewal Plan") for the Drake Urban Renewal Area, consisting of approximately 10 acres and generally located south of University Avenue, across from Drake University, between 27th Street and the half-block east of 26th Street, and also includes the right-of-way along University Avenue, between 23rd and 34th Streets; and

WHEREAS, the City Council desires to consider a proposed Second Amendment to the Urban Renewal Plan; and

WHEREAS, the purpose of the Second Amendment to the Urban Renewal Plan is to (1) amend the Urban Renewal Area boundary, increasing the size of the physical area by approximately 16 acres, (2) update the City's Zoning Requirements in Section II(D), (3) replace the Legal Description in Appendix A to include the amended area, (4) update all associated maps in Appendix B to reflect the updated boundary, and (5) update the Financial Conditions Report in Appendix C; and

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

WHEREAS, the Urban Design Review Board review the proposed Second Amendment at its regular meeting on November 4, 2025, and voted 9-0 to recommend approval of the Second Amendment; and

WHEREAS, on October 20, 2025, by Roll Call Number 25-1402, the City Council resolved that a public hearing by held on November 17, 2025, at 5:00p.m. in the Council Chambers at City Hall, 400 Robert d. Ray Dr., Des Moines, Iowa to consider the Second Amendment; and

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk county, the Des Moines Area Community College, and the Des Moines Area Regional Transit Authority of a consultation meeting held on October 30, 2025; and

WHEREAS, Representatives from Polk County attended the consultation meeting virtually and did not request any modifications to the proposed Second Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines register on November 5, 2025, in accordance with Section 403.5(3) of the Iowa Code; and



Roll Call Number

Agenda Item Number

43

Date November 17, 2025

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 Second Amendment to the Drake Urban Renewal Plan for the Drake Urban Renewal Area is hereby closed.
2. Upon consideration of the recommendation of the Urban Design Review Board and all other recommendations and statements from other parties and organizations, the City Council finds the Second Amendment to the plan conforms to the PlanDSM: Creating Our Tomorrow, the comprehensive plan for the development of the City as a whole.
3. The Urban Renewal Plan for the Drake Urban Renewal Area is hereby amended as set forth in the Second Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Drake Urban Renewal Area, as amended by the Second Amendment, is hereafter in full force and effect.
4. The City Clerk is directed to cause the Second Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.
5. As soon as reasonably possible following execution by the Mayor and attestation by the City Clerk, the City Clerk is directed to submit a copy of the fully executed Second Amendment to the Drake Urban Renewal Plan to the Finance Department to determine whether disclosure or filing is required for Electronic Municipal Market Access.

(Council Communication No. 25- 431)

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Emily A. Duffy
Emily A. Duffy
Assistant City Attorney



Roll Call Number

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43

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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

Prepared by: Chandler M Poole, Office of Economic Development, 400 Robert D. Ray Drive, Des Moines, IA 50309 Phone: 515-283-4018
Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309
Taxpayer: No change
Title of Document: Second Amendment to the Drake Urban Renewal Plan
Grantor/Grantee: City of Des Moines, Iowa
Legal Description: See page 4, below.
Prior Related Documents: See listing at page 2, below.

Second Amendment
to the
Drake Urban Renewal Plan

Urban Design Review Board Action:	11/04/2025	
Taxing Entities Consultation:	10/30/2025	
City Council Approval:	11/17/2025	

HISTORY

The Drake Urban Renewal Plan was adopted on January 14, 2019, and recorded in the records of the Recorder of Polk County, Iowa, as follows:

<u>Action</u>	<u>Date Adopted</u>	<u>Roll Call</u>	<u>Book – Page</u>
Plan Adopted	01-14-2019	19-0085	17222-355
First Amendment	06-08-2020	20-0952	17914- 273-281

URBAN RENEWAL AREA

The Drake Urban Renewal Area consists of approximately 10.2 acres and is generally located south of University Avenue, across from Drake University, between 27th Street and the half-block east of 26th Street, and also includes the right-of-way along University Avenue, between 23rd and 34th Streets.

PURPOSE

The purpose of this Second Amendment to the Drake Urban Renewal Plan is to (1) amend the Urban Renewal Area boundary, increasing the size of the physical area by approximately 16 acres, (2) update City's Zoning Requirements in Section II(D), (3) replace the Legal Description in Appendix A to include the amended area, (4) update all associated maps in Appendix B to reflect the updated boundary, and (5) update the Financial Condition Report in Appendix C.

SECOND AMENDMENT TO THE DRAKE URBAN RENEWAL PLAN

1. Replace Section II(D) – City Zoning Requirements
2. Replace *Appendix A – Legal Description* with the attached revised Legal Description
3. Replace *Appendix B – Maps of Drake Urban Renewal Plan Area* with expanded area included
4. Replace *Appendix C - Financial Condition Report* with the attached Appendix C (Rev. 1) - Financial Condition Report.

Section II(D) – City’s Zoning Requirements is replaced with the following:

MIXED-USE (X) DISTRICTS

The X districts establish an appropriate mix of building forms and uses to enhance existing and create new compact, walkable nodes and corridors throughout the city.

- MX1 is intended for the mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods.
- RX1 District. RX1 is intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods.
- NX3 District. NX3 is intended for a variety of heights of multiple-household buildings, including taller buildings, located along corridors and on the edges of neighborhoods.

Public, Civic, Ane Institutional (P)

The P districts are established to provide specific locations for public, private, quasi-public, and institutional facilities, including parks and open space.

- P2 District. P2 is intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites.

PUD, Planned Unit Development (Legacy) District

Land classified in a PUD zoning district on the effective date specified in section 134-1.3 of this chapter will continue to be classified in a PUD district and governed by the ordinance approving the PUD zoning designation, except section 134-698(2) requiring performance bonds, which section shall only apply to those projects approved by the City prior to May 1, 2023, and all applicable conditions of approval, conceptual plans, and development plans associated with the approved development until the subject PUD is rezoned to another (non-PUD) classification

Appendix “A” Legal Description Drake Urban Renewal Area

Drake Urban Renewal Plan Area Boundary Description:

Beginning at the intersection of the South right of way line of University Avenue and the East right of way line of the North/South alley in Drake University’s 2nd Addition to the City of Des Moines, an Official Plat; Thence South along said East right of way line to the Easterly extension of the South line of Lot 38 of said Drake University’s 2nd Addition to the City of Des Moines; Thence Westerly along said Easterly extension of said South line of said Lot 38 and along said South line of said Lot 38 to the East right of way line of 26th Street; Thence continuing Westerly along the Westerly extension of said South line of Lot 38 to a point on the West right of way line of 26th Street, said point also being the Southeast corner of Lot 7, Drake University’s Addition to the City of Des Moines, an Official Plat; Thence Westerly along the South line of said Lot 7 and along the Westerly extension of said South line of said Lot 7 to the Southeast corner of Lot 30 of said Drake University’s Addition to the City of Des Moines; Thence Westerly along the South line of said Lot 30 to the East right of way line of 27th Street; Thence North along said East right of way line to the South line of the North 7 feet of Lot 36 of said Drake University’s Addition to the City of Des Moines; Thence West along the Westerly extension of said South line of the North 7 feet of said Lot 36 to the East right of way line of 28th Street; Thence North along said East right of way line of said 28th Street to the Northwest corner of Lot 65 in said Drake University’s Addition to the City of Des Moines, said Northwest corner being on said South right of way line of said University Avenue; Thence West along said South right of way line of said University Avenue to the Southerly extension of the East right of way line of 34th Street; Thence North along said Southerly extension to the North right of way line of said University Avenue; Thence East along said North right of way line of University Avenue to the West right of way line of 32nd Street; Thence North along said West right of way line of 32nd Street to the South right of way line of Forest Avenue; Thence East along said South right of way line of Forest Avenue to the East right of way line of 31st Street; Thence South along said East right of way line of 31st Street to the North right of way line of Carpenter Avenue; Thence East along said North right of way line of Carpenter Avenue to the currently established East right of way line of 30th Street; Thence Southerly along currently established East right of way line of 30th Street to the west line of Lot 35, Drake University’s First Addition to University Place, an Official Plat, said west line of said Lot 35 also being the East right of way line of vacated 30th Street; Thence South along said East right of way line of the vacated 30th Street to said North right of way line of University Avenue; Thence East along said North right of way line of University Avenue to the West right of way line of 23rd Street; Thence South along Southerly extension of said West right of way line of said 23rd Street to said South right of way line of said University Avenue; Thence West along said South right of way line of said University Ave to the Point of Beginning.

Drake TIF District 1: {note – this amendment makes no changes to the existing TIF district boundary}

Beginning at the intersection of the South right of way line of University Avenue and the East right of way line of the North/South alley in Drake University’s 2nd Addition to the City of Des Moines, an Official Plat; Thence South along said East right of way line to the Easterly extension

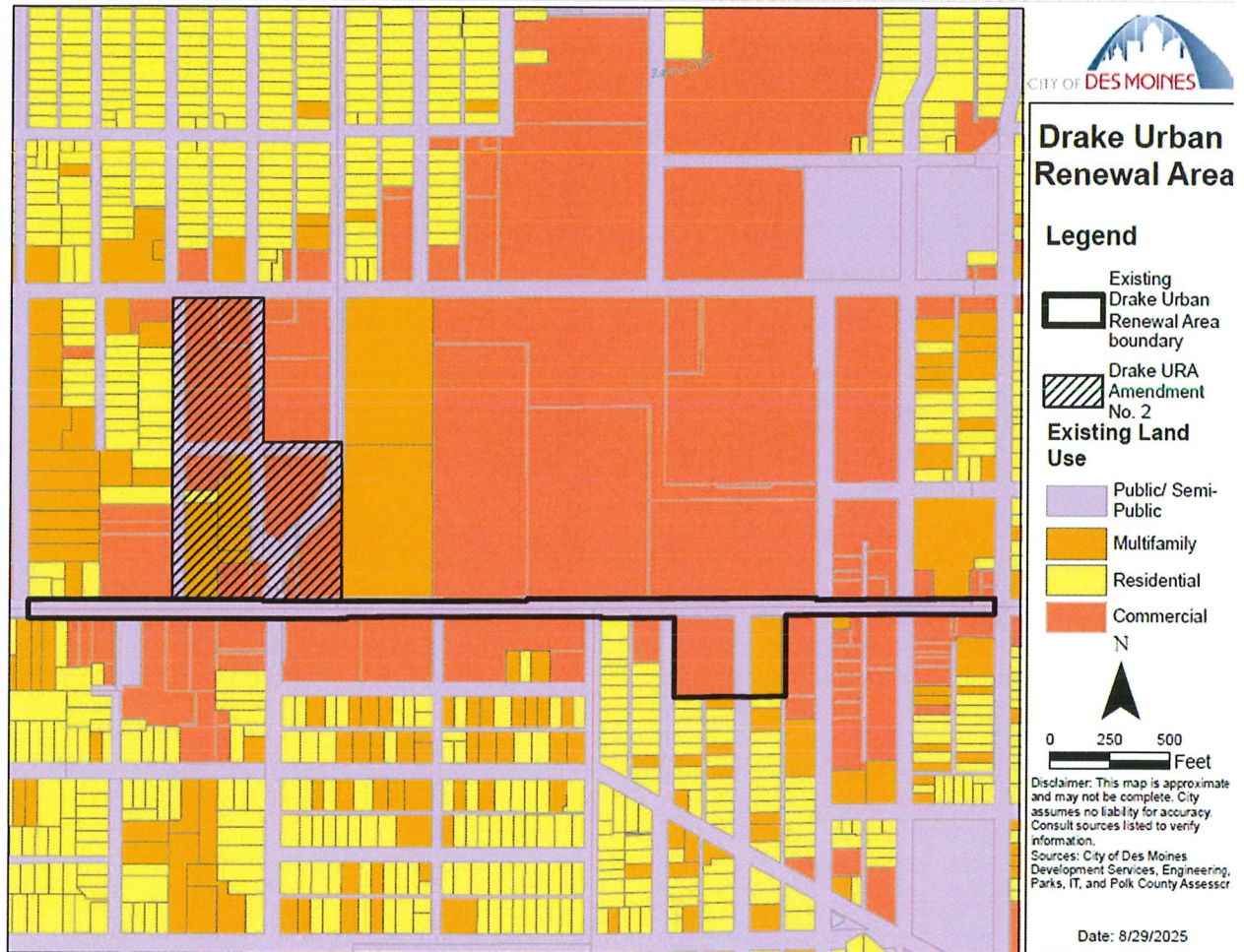
of the South line of Lot 38 of said Drake University's 2nd Addition to the City of Des Moines; Thence Westerly along said Easterly extension of said South line of said Lot 38 and along said South line of said Lot 38 to the East right of way line of 26th Street; Thence continuing Westerly along the Westerly extension of said South line of Lot 38 to a point on the West right of way line of 26th Street, said point also being the Southeast corner of Lot 7, Drake University's Addition to the City of Des Moines, an Official Plat; Thence Westerly along the South line of said Lot 7 and along the Westerly extension of said South line of said Lot 7 to the Southeast corner of Lot 30 of said Drake University's Addition to the City of Des Moines; Thence Westerly along the South line of said Lot 30 to the East right of way line of 27th Street; Thence North along said East right of way line to the South line of the North 7 feet of Lot 36 of said Drake University's Addition to the City of Des Moines; Thence West along the Westerly extension of said South line of the North 7 feet of said Lot 36 to the East right of way line of 28th Street; Thence North along said East right of way line of said 28th Street to the Northwest corner of Lot 65 in said Drake University's Addition to the City of Des Moines, said Northwest corner being on said South right of way line of said University Avenue; Thence West along said South right of way line of said University Avenue to the Southerly extension of the East right of way line of 34th Street; Thence North along said Southerly extension to the North right of way line of said University Avenue; Thence East along said North right of way line University Avenue to the West right of way line of 23rd Street; Thence South along Southerly extension of said West right of way line of said 23rd Street to said South right of way line of said University Avenue; Thence West along said South right of way line of said University Ave to the Point of Beginning.

Appendix "B"

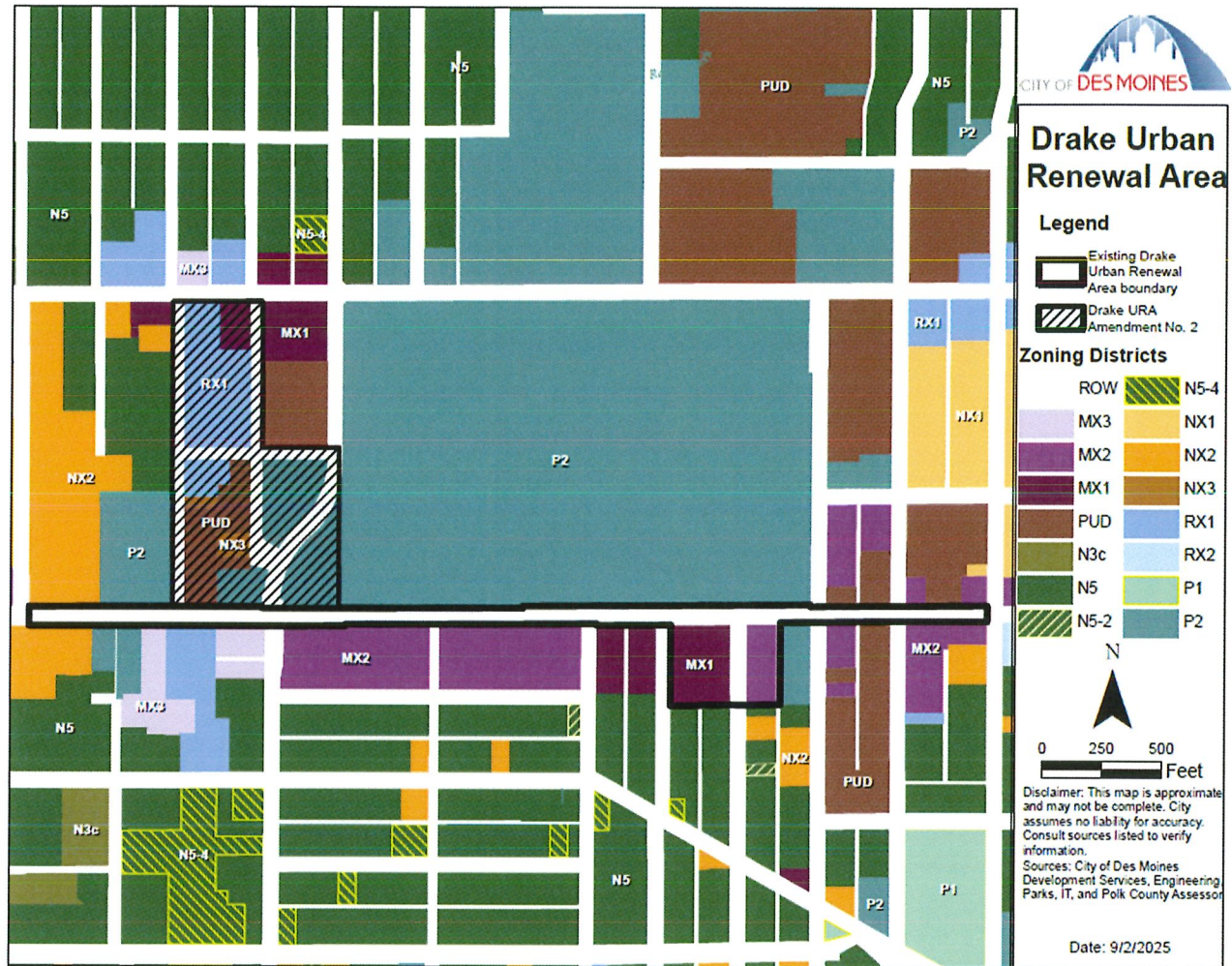
Maps

Drake Urban Renewal Area

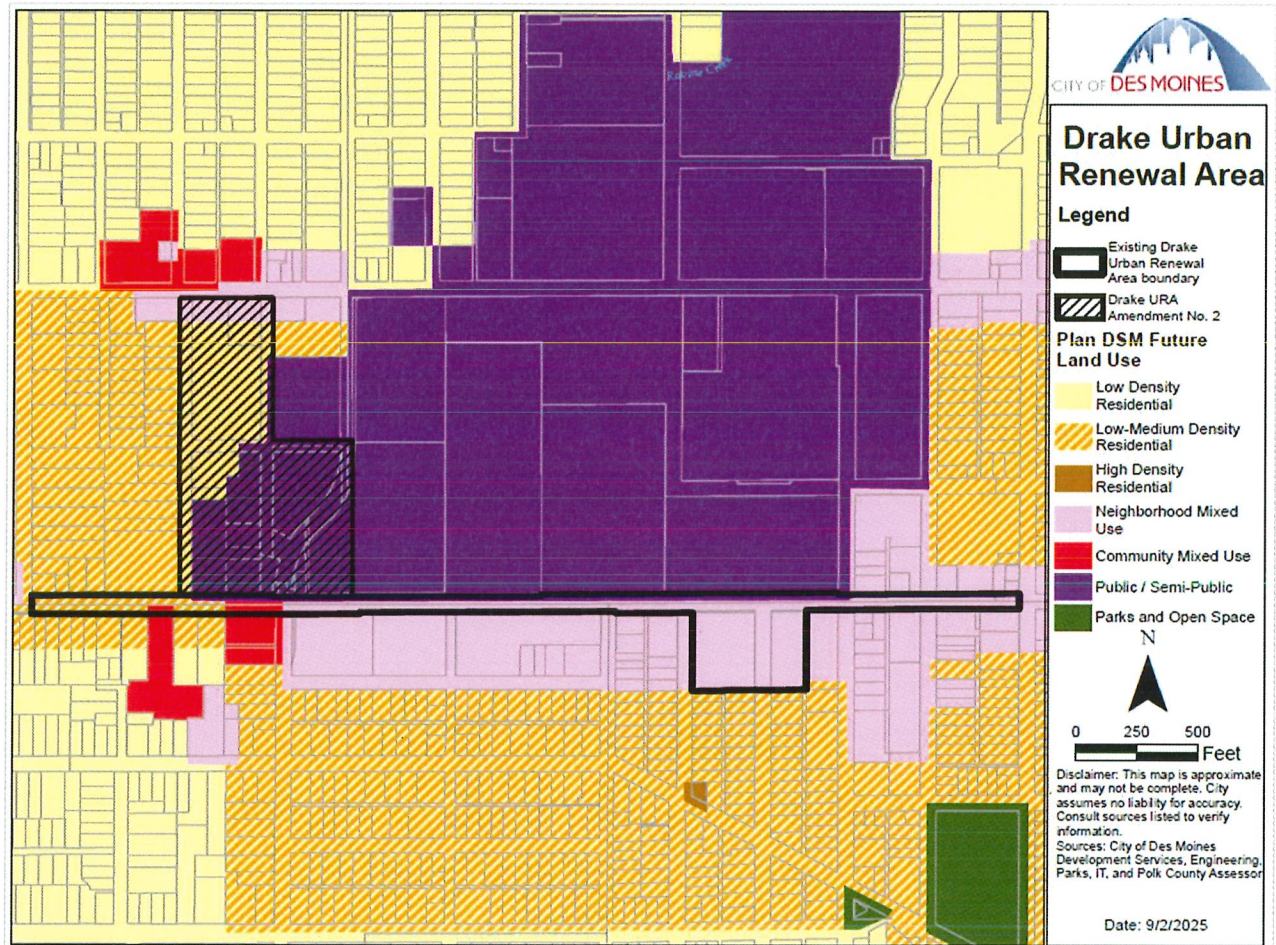
Existing Land Use



Zoning Map



Future Land Use Map



APPENDIX “C”

FINANCIAL CONDITION REPORT

DRAKE URBAN RENEWAL AREA

The City has, by Ordinance No. 15,379 passed January 14, 2019, designated the Drake Urban Renewal Area as an urban renewal area in which 'Tax Increment Financing,' as defined in Chapter 403, Code of Iowa, may be utilized. The expected financial undertakings and tax increment revenue with regard to this urban renewal area are discussed in this Financial Condition Report.

Introduction

Urban renewal is one of the few ways an Iowa municipality can undertake and financially assist community revitalization and economic development. In Des Moines, especially in the older areas with limited redevelopment opportunities, urban renewal is an important way cities can assist the private sector in the creation and retention of jobs and in the development and redevelopment of blighted, vacant and underutilized parcels that would not occur without the City's assistance.

Urban renewal can provide flexibility in phasing development over a long-term period. In Iowa, a city may designate an "urban renewal area" by following the requirements specified in Chapter 403, Code of Iowa, upon finding that the area qualifies for designation as a slum area, a blighted area or an economic development area as those terms are defined in Iowa Code §403.17. The Drake Urban Renewal Plan Area was designated by the City as an urban renewal area upon a finding by the City Council that the area qualified as an economic development area.

As part of the designation of an urban renewal area, the city council must adopt an urban renewal plan. The plan text includes a legal description and map of the area; a description of existing land uses and conditions; the actions the city proposes to undertake in the area such as public improvements, public services, the sale or purchase of property; and any conditions the city may want to impose on the development projects. The Des Moines City Council adopted the original Urban Renewal Plan for the Drake Urban Renewal Area on January 14, 2019, by Roll Call No. 19-0085. If the city wants to undertake an action not specified in the urban renewal plan, it must adopt the proposed change by an amendment. Before the urban renewal plan or any amendment can be adopted by the city council, notice of a public hearing on the plan or amendment must be published in the newspaper.

In addition, if the urban renewal area uses tax increment financing, a consultation and comment period with other taxing entities is offered prior to the public hearing. This document has been prepared in response to this consultation requirement.

Tax Increment Financing

Tax increment financing ("TIF") is a financing tool that is only available in designated urban renewal areas. It allows the use of a portion of the future property tax revenues of all taxing jurisdictions (the "Tax Increment Revenue") created by an increase in the total assessed value of all the taxable property within the urban renewal area, to be used to fund obligations incurred by the city in implementing the urban renewal plan.

The Tax Increment Revenue can only be used for the activities or items authorized in the urban renewal plan. If the Tax Increment Revenue is not used to pay eligible expenses incurred in the implementation of the urban renewal plan, the revenue is released back to general revenues of the local taxing jurisdictions. On March 24, 1997, the Des Moines City Council adopted a policy that commencing in FY1997/98, the City will use, and has used, no more than 75% of the total annual Tax Increment Revenues generated by all urban renewal areas. This ensures that the local taxing entities receive the benefit of at least 25% of any future growth in the valuation of taxable properties in the urban renewal areas utilizing tax increment financing.

Current TIF Bonding and Outstanding Indebtedness

Overall, as of June 30, 2025, the City of Des Moines has approximately \$557 million in general obligation debt. Of this debt, approximately \$195 million is being serviced with Tax Increment Revenues from various urban renewal areas. The State of Iowa Constitutional debt-limit for general debt obligations by the City of Des Moines is approximately \$964 million. The Drake Urban Renewal Area does not have any outstanding debt arising from the issuance of tax increment notes or bonds.

Property Tax Assessments and Revenues

The base assessed value used to calculate the Tax Increment Revenue for the Drake Urban Renewal Area is approximately \$201,700. The total taxable value of all property within the Urban Renewal area as of January 1, 2024, is estimated at approximately \$8,530,418, resulting in a new increment valuation of approximately \$8,328,718 which will generate approximately \$295,990 of Tax Increment Revenue in FY2025/26.

Future Financial Condition

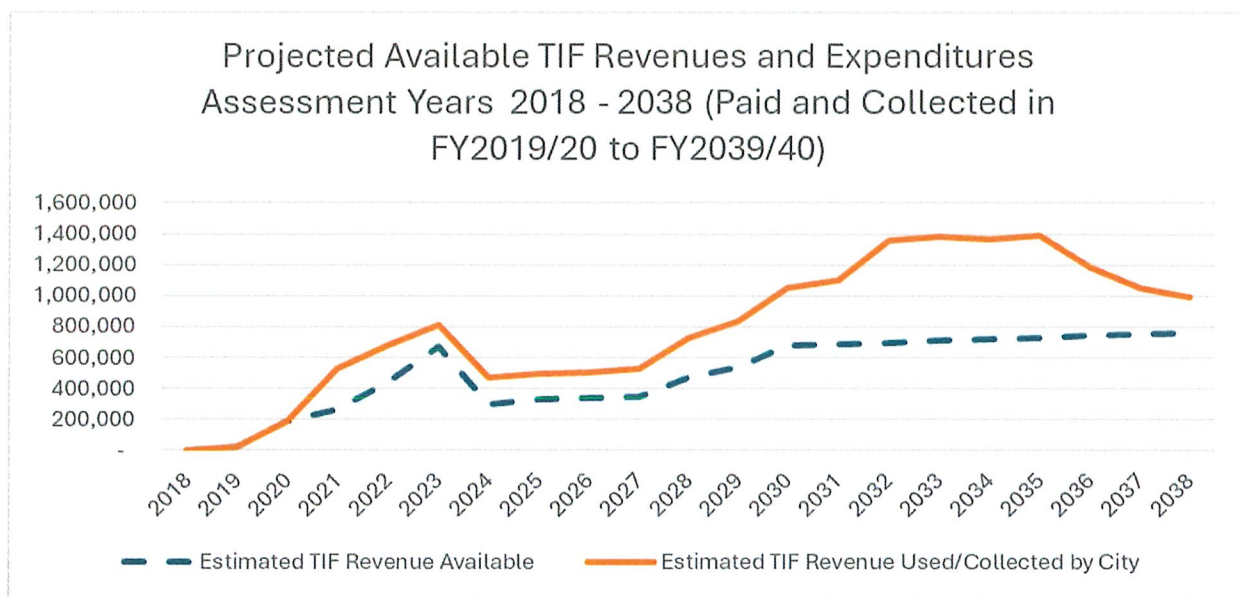
Shown below is a table that projects estimated property tax revenues and expenditures from the Drake Urban Renewal Area. In this Financial Condition Report, the estimated property tax revenues are based on a property tax levy rate of \$35/\$1,000. This levy rate reflects the tax levy rate after subtracting payment of the 'protected debt levy' (various mandated debt expenses collected as part of the property tax levy.)

The revenue projections shown are based on increases in property tax revenues conservatively estimated with an annual growth rate of 1.5%. The Tax Increment Revenue generated by the assessed value existing on any January 1st is paid and collected in the fiscal year commencing 18 months later.

The following table and graphic represent new and updated information formulated for this amendment.

Assessment Year	Base Valuation (A)	Total Assessed Valuation after Adjustments (B)	Maximum TIF Valuation Available = (B) - (A)	TIF Valuation Used	Estimated TIF Revenue Available	Estimated TIF Revenue Used/Collected by City	Percent Valuation Used
2018	201,700	201,700	-	-	-	-	0%
2019	201,700	783,100	581,400	-	23,768	-	0%
2020	201,700	5,167,293	4,965,593	-	185,505	-	0%
2021	201,700	7,355,795	7,154,095	7,355,795	260,709	270,058	103%
2022	201,700	12,298,723	12,097,023	12,097,023	439,673	242,342	100%
2023	201,700	19,523,759	19,322,059	9,629,788	669,569	143,732	50%
2024	201,700	8,530,418	8,328,718	4,829,032	295,990	171,617	58%
2025	201,700	9,717,693	9,515,993	4,757,997	333,060	166,530	50%
2026	201,700	9,863,458	9,661,758	4,806,585	338,162	168,230	50%
2027	201,700	10,011,410	9,809,710	5,395,207	343,340	188,832	55%
2028	201,700	13,617,434	13,415,734	7,350,987	469,551	257,285	55%
2029	201,700	15,679,216	15,477,516	8,521,862	541,713	298,265	55%
2030	201,700	19,589,487	19,387,787	10,629,486	678,573	372,032	55%
2031	201,700	19,883,329	19,681,629	11,830,139	688,857	414,055	60%
2032	201,700	20,181,579	19,979,879	18,920,280	699,296	662,210	95%
2033	201,700	20,484,303	20,282,603	19,302,518	709,891	675,588	95%
2034	201,700	20,791,568	20,589,868	18,471,277	720,645	646,495	90%
2035	201,700	21,103,441	20,901,741	18,844,333	731,561	659,552	90%
2036	201,700	21,419,993	21,218,293	12,689,728	742,640	444,140	60%
2037	201,700	21,741,293	21,539,593	8,630,629	753,886	302,072	40%
2038	201,700	22,067,412	21,865,712	6,538,306	765,300	228,841	30%

The graphic below shows the projected property tax revenues and expenditure estimates detailed in the table above. Note: The Tax Increment Revenue generated by the assessed value existing on any January 1st is paid and collected in the fiscal year commencing 18 months later.



This information will change as future projects, subject to the urban renewal amendment process with the individual review of each amendment and projects by the City Council and other authorities as directed by the Code of Iowa are approved.