



Date June 29, 2026

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED THIRTY-EIGHTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE METRO CENTER URBAN RENEWAL AREA

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-Eighth 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:
- JDS Real Estate Investments LLC / 108 3rd Street - Rehabilitation of a 33,540-square-foot office building
- Iowa Soccer Development Foundation, Inc. Lease Agreement
- Iowa Soccer Development Foundation, Inc. Grant Agreement
- OpenLoop Health, Inc.
- Termination of Iowa Economic Development Authority (IEDA) contract under the High Quality Jobs (HQJ) Program
- Approval of First Amendment to the Development Agreement
- Ruan Redevelopment Partners, LLC / 601 Locust Street - First Amendment to the Development Agreement for conversion of an existing office building to a 221-unit multi-family residential building
- Restore the Core DSM: Ground Floor Activation Program - A matching grant program designed to incentivize occupancy and activation of chronically vacant ground floor commercial spaces within the core business district downtown.
- Threshing Warehouse, LLC / 108 SE 4th Street - Historic renovation of the existing 2-story warehouse building into office space

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.



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- Update the Financial Condition Report to reflect the new projects and material amendments to existing projects incorporated in Appendices C and D.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for:
  - Principal Park Improvements
- Update Maps 4.1 and 5.1 to designate additional parcels for acquisition and disposition for redevelopment.

**WHEREAS**, a copy of the proposed Thirty-Eighth 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 Thirty-Eighth Amendment at its regular meeting on July 7, 2026, 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 Thirty-Eighth Amendment to the Metro Center Urban Renewal Plan at 5:00 p.m. on August 3, 2026, in the City Council Chambers at City Hall.
2. That 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 four (4) 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 Thirty-Eighth 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 City Manager or his 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 City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Thirty-Eighth Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 26-234)



Roll Call Number

Agenda Item Number

27

Date June 29, 2026

Moved by \_\_\_\_\_ to adopt.

Second by \_\_\_\_\_.

APPROVED AS TO FORM:

/s/ Emily A. Duffy

Emily A. Duffy
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, BARRON, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk