



Date June 29, 2026

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE CARPENTER URBAN RENEWAL AREA**

**WHEREAS**, on February 7, 2022, by Roll Call No. 22-0194, the City Council approved the Carpenter Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Carpenter 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 Carpenter Urban Renewal Area consists of approximately 77-acres and is located generally east of Drake University, between Forest Avenue, Martin Luther King Jr. Parkway, University Avenue, and 25<sup>th</sup> Street, with additional parcels north of Forest Avenue and south of University Avenue as shown in the Carpenter Urban Renewal Plan; and

**WHEREAS**, the City Council desires to consider a proposed First Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend *Appendix B – Financial Condition Report* to update anticipated use of tax increment funds in the future.
- Amend *Appendix C – Economic Development and Redevelopment Activities* which provides a summary of projects proposed to receive tax increment revenues from the Carpenter Urban Renewal Area.

**WHEREAS**, a copy of the proposed First 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 First 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 First Amendment to the Carpenter 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



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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 First 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 First Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 26-233)

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, 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