



Date August 3, 2026

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

WHEREAS, on February 7, 2022, by Roll Call No. 22-0194, the City Council approved the Carpenter Urban Renewal Plan (the "Urban Renewal Plan") for the Carpenter Urban Renewal Area, consisting of approximately 77 acres and is located generally east of Drake University, between Forest Avenue, Martin Luther King Jr. Parkway, University Avenue, and 25th 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; and

WHEREAS, the purpose of the First Amendment to the Urban Renewal Plan is 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 review the proposed First Amendment at its regular meeting on July 7, 2026, and voted 7-0 to recommend approval of the First Amendment; and

WHEREAS, on June 29, 2026, by Roll Call Number 26-0744, the City Council resolved that a public hearing by held on August 3, 2026, at 5:00p.m. in the Council Chambers at City Hall, 1200 Locust Street, Des Moines, Iowa to consider the First 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 July 9, 2026; and

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

WHEREAS, notice of this public hearing was published in the Des Moines Register on July 22, 2026, in accordance with Section 403.5(3) of the Iowa Code; and



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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 First Amendment to the Carpenter Urban Renewal Plan for the Carpenter 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 First 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 Carpenter Urban Renewal Area is hereby amended as set forth in the First Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Carpenter Urban Renewal Area, as amended by the First Amendment, is hereafter in full force and effect.
4. The City Clerk is directed to cause the First 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 First Amendment to the Carpenter Urban Renewal Plan to the Finance Department to determine whether disclosure or filing is required for Electronic Municipal Market Access.

(Council Communication No. 26-272)

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Emily A. Duffy

Emily A. Duffy

Assistant City Attorney



Roll Call Number

Agenda Item Number

57

Date August 3, 2026

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

MOTION CARRIED

APPROVED

Mavor

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