



Roll Call Number

08-874

Agenda Item Number

26

Date May 19, 2008

**RESOLUTION SETTING DATE OF PUBLIC HEARING
ON THE PROPOSED URBAN RENEWAL PLAN FOR THE
MERLE HAY COMMERCIAL AREA URBAN RENEWAL AREA
AND SUBMISSION TO PLAN AND ZONING COMMISSION AND
URBAN DESIGN REVIEW BOARD FOR REVIEW AND RECOMMENDATIONS**

WHEREAS, pursuant to Code of Iowa Chapter 403, the City Council desires to consider the use of its urban renewal powers to assist in the development of the approximately one hundred-ten acre area that is currently used or zoned largely for commercial purposes that is generally located along Douglas Avenue from about 54th St. westward to the municipal boundary with Urbandale, and along Merle Hay Road from a point slightly north of Ovid Avenue to Aurora Avenue;

WHEREAS, the City Manager has prepared an urban renewal plan which seeks to enhance private development of this commercial urban renewal area by providing economic development financial assistance through the use of tax increment financing revenues to be generated in the proposed urban renewal area;

WHEREAS, the proposed plan is titled "Merle Hay Commercial Area Urban Renewal Plan" and is on file and available for public inspection in the office of the City Clerk;

WHEREAS, the Urban Design Review Board shall review the proposed urban renewal plan at its regular meeting on June 17, 2008, 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;

WHEREAS, the City Plan and Zoning Commission shall review the proposed urban renewal plan at its regular meeting on June 19, 2008, 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 Urban Renewal Plan for the Merle Hay Commercial Area Urban Renewal Area at 5:00 p.m. on June 23, 2008, in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B" in the Des Moines Register not less than four nor more than twenty days before the date of hearing in accordance with Iowa Code Sections 362.3 and 403.5(3).

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3. The proposed urban renewal plan is hereby submitted to the City Plan and Zoning Commission for its review and recommendation as to the plan's conformity with the Des Moines 2020 Community Character Land Use Plan, as revised to date, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The proposed urban renewal plan 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.
5. 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 and the Des Moines Area Community College. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the City Manager in accordance with Iowa Code Section 403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing (Exhibit "B"), and a copy of the proposed urban renewal plan to be mailed to each such affected taxing entity.

Exhibits:

- A - Urban Renewal Plan
- B - Notice of Public Hearing

(Council Communication No. 08-297)

APPROVED AS TO FORM:

Moved by Vlassis to adopt.

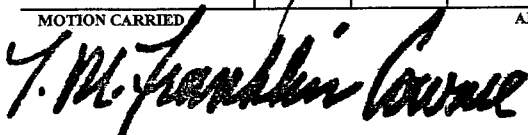

 Michael F. Kelley
 Assistant City Attorney


COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
HENSLEY	✓			
KIERNAN	✓			
MAHAFFEY	✓			
MEYER	✓			
VLASSIS	✓			
TOTAL	7			

CERTIFICATE

I, DIANE RAUH, 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

 T. M. Franklin
 Mayor


 Diane Rauh
 City Clerk