



Roll Call Number

16-0512

Agenda Item Number

52A

Date March 21, 2016

CLOSING PUBLIC HEARING ON THE PROPOSED EIGHTEENTH AMENDMENT
TO THE METRO CENTER URBAN RENEWAL PLAN AND APPROVING SAME

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council adopted the Urban Renewal Plan for the Metro Center Urban Renewal Project, and such Plan has been amended sixteen times (the urban renewal plan as so amended is herein referred to as the "Plan"); and,

WHEREAS, the Metro Center Urban Renewal Project Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and,

WHEREAS, on February 22, 2016, by Roll Call No. 16-0279, the City Council resolved that a public hearing on the proposed Eighteenth Amendment to the Plan be held on March 21, 2016, at 5:00 p.m., in the City Council Chamber; and,

WHEREAS, the purpose of the proposed Eighteenth Amendment to the Plan, attached hereto as Exhibit "A", is to: (a) approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for redevelopment, renovation and/or improvements projects including the mixed use retail and apartment redevelopment project at 219 East Grand Avenue, the historic renovation project at 1417 Walnut Street, the City Hall parking lot phased redevelopment for a public parking structure and redevelopment for commercial and residential mixed-use buildings, redevelopments in the vicinity of Seventh Street and Grand Avenue for a private parking garage and a commercial and residential mixed-use building and revised funding commitments for the Iowa Events Center Convention hotel; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the replacement of the Grand Avenue bridge, Locust Street bridge, Walnut Street bridge and rehabilitation of the Scott Avenue bridge and Court Avenue bridge over the Des Moines River, Principal Park Stadium improvements, East Village street improvements, renovation to Walnut Street streetscape, construction of Downtown walkability improvements, Downtown paving, Skywalk system repairs, supplemental funding to the City's parking system for maintenance and repairs, continuing planning, oversight and administration of the Metro Center Urban Renewal Project and approve the non-direct tax increment revenue funded City Hall parking structure construction; (c) update the Financial Condition Report to reflect the approved tax increment funded projects; (d) incorporate an updated analysis of alternative development options and funding to use of tax increment revenues for public buildings including Principal Park Stadium improvements, supplemental funding to the City's parking system and the City Hall parking structure which will receive no direct funding from tax increment revenues; (e) revise and update certain maps incorporated in the Plan; and

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on March 15, 2016, and has submitted its report and recommendation to the City Council; and,



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WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on March 11, 2016, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Eighteenth Amendment including the updated analysis of alternative development options and funding to use of tax increment revenues for public buildings and public notice were sent by ordinary mail to the Des Moines Independent Community School District, Des Moines Area Community College, and Polk County and such other affected taxing entities, and representatives of such taxing entities were also invited to a consultation meeting held in City Hall on March 3, 2016; and,

WHEREAS, the City has received no objections or requests for modifications from the Des Moines Independent Community School District, Des Moines Area Community College, Polk County or such other affected taxing entities to the proposed division of revenue from the tax increment of the Urban Renewal Project Area or to the proposed use of tax increment revenues for public buildings including supplemental funding for the City's parking system and improvements and repairs to Principal Park Stadium; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Eighteenth Amendment to the Plan have been given the opportunity to be heard; 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 Eighteenth Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby closed.
2. Upon consideration of the recommendations of the Urban Design Review Board, and all other recommendations and statements from all other interested parties and organizations, the City Council finds that the Eighteenth Amendment conforms to the Des Moines 2020 Community Character Land Use Plan, as amended, for the development of the City as a whole.
3. The updated analysis of alternative development options and funding to use Metro Center Urban Renewal Project tax increment revenues for public buildings including supplemental funding for the City's parking system and improvements and repairs to Principal Park Stadium is hereby approved and the City Manager or his designee is directed to include a copy of the analysis with the annual urban renewal report filed with the State of Iowa Department of Management.



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- 4. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Eighteenth Amendment attached hereto as Exhibit "A" and as further revised by this resolution. The Urban Renewal Plan for the Metro Center Urban Renewal Project, as amended by the Eighteenth Amendment thereto, is hereafter in full force and effect.
- 5. The City Clerk is directed to cause the Eighteenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 16-147) Moved by Hensley to adopt.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

Exhibits:
A - Eighteenth Amendment
B - Notice

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED APPROVED
T. M. Franklin Mayor

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.

Diane Rauh City Clerk