



Roll Call Number

17-0151

Agenda Item Number

51

Date January 23, 2017

CLOSING PUBLIC HEARING ON THE PROPOSED NINETEENTH 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 eighteen 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 December 19, 2016, by Roll Call No. 16-2152, the City Council resolved that a public hearing on the proposed Nineteenth Amendment to the Plan be held on January 23, 2017, at 5:00 p.m., in the City Council Chamber; and,

WHEREAS, the purpose of the proposed Nineteenth Amendment to the Plan, attached hereto as Exhibit "A", is to: (a) approve the provision of financial assistance for tax increment revenues to the Metro Center Urban Renewal area for redevelopment, renovation and/or improvements projects including 220 SE 6th Street office building and parking structure redevelopments, the 317 East Court Avenue and 322 East Court Avenue renovation of buildings for office, restaurant and other commercial uses, the 701 Walnut Street residential tower and first floor commercial space redevelopment, the 550 Watson Powell Jr. Way multi-family residential building redevelopment, the 921 6th Avenue renovation of apartments and commercial office building redevelopment, the 401 SE 6th Street multi-family residential building redevelopment, the 5th and Walnut Streets mixed-use residential tower, commercial space and parking structure redevelopment, the 1000 Walnut Street Hotel Fort Des Moines renovation, and the Seventh and Grand mixed-use commercial and residential building redevelopment revised funding commitment; (b) update the Financial Condition Report to reflect the approved tax increment funded project; (c) make administrative changes to the legal description for the exterior boundary of the Urban Renewal Area; and (d) revise and update certain maps incorporated in the Plan to reflect the administrative changes to the legal description for the exterior boundary of the Urban Renewal Area.

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on January 10, 2017, 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 January 13, 2016, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Nineteenth Amendment 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 on January 5, 2017; 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 Nineteenth Amendment or to the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Nineteenth 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 Nineteenth 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 Nineteenth Amendment conforms to the Plan DSM: Creating Our Tomorrow Plan amendment to the City's Comprehensive Plan for the development of the City as a whole.
3. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Nineteenth 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 Nineteenth Amendment thereto, is hereafter in full force and effect.



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- 4. The City Clerk is directed to cause the Nineteenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 17-038)

Moved by Gatto to adopt.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

Exhibits:

- A - Nineteenth Amendment
- B - Notice

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

MOTION CARRIED 7 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.

City Clerk