

★ Roll Call Number

17-0531

Agenda Item Number

596

Date March 20, 2017

RESOLUTION CLOSING HEARING ON THE PROPOSED URBAN RENEWAL  
PLAN FOR THE NORTHEAST GATEWAY 2 URBAN RENEWAL AREA AND  
ADOPTING SAME.

WHEREAS, on October 26, 2015, by Roll Call No. 15-1824, the City Council approved an urban renewal plan for the Northeast Gateway Revitalization Urban Renewal Area (the "Original Area") that extended west to E. 7th Street, north to NE 52nd Avenue, east to Interstate 235, and south to Hull Avenue; and,

WHEREAS, the Original Area includes land within the Des Moines Independent Community School District and the Saydel Community School District, and would cause property tax revenues from one district to be used to assist projects in the other district; and,

WHEREAS, the City's Office of Economic Development proposes to split the Original Area along the boundary line between the two school districts into two new urban renewal areas; with the northern urban renewal area within the Saydel Community School District to be called Northeast Gateway 1 Urban Renewal Area, and the southern urban renewal area within the Des Moines Independent Community School District to be called the Northeast Gateway 2 Urban Renewal Area; and,

WHEREAS, the City's Office of Economic Development has prepared a plan titled "Northeast Gateway Revitalization Plan" which is intended to guide the development of, and stimulate private economic investment activities within, the combined area of the Northeast Gateway 1 Urban Renewal Area and the Northeast Gateway 2 Urban Renewal Area, through the provision of infrastructure improvements and economic development financial assistance that is provided in part with the tax increment revenues generated in the urban renewal area in which each project is located; and,

WHEREAS, the City's Office of Economic Development has also prepared an urban renewal plan for the Northeast Gateway 2 Urban Renewal Area titled "Northeast Gateway 2 Urban Renewal Plan", which plan is on file and available for inspection in the office of the City Clerk, and is intended to implement that portion of the Northeast Gateway Revitalization Plan applicable to the land within the Northeast Gateway 2 Urban Renewal Area; and,

WHEREAS, on February 6, 2017, by Roll Call No. 17-0192, the City Council resolved that a public hearing on the proposed Northeast Gateway 2 Urban Renewal Plan be held on March 20, 2017, in the City Council Chambers; and,

WHEREAS, the Urban Design Renewal Board reviewed the Plan at its meeting on February 14, 2017, and voted 6 to 0 in support of a motion to recommended approval of the Plan; and,

( continued )

★ Roll Call Number

17-0531

Agenda Item Number

596

Date March 20, 2017

-2-

WHEREAS, the City Plan and Zoning Commission reviewed the Plan for conformity with the adopted comprehensive plan for the development of the City as a whole, titled PlanDSM: Creating Our Tomorrow, at its meeting on March 2, 2017, and made recommendations which were received and filed under a separate resolution; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on March 2, 2017, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Des Moines Area Community College, and Polk County of a consultation meeting in the OED Conference Room, at the City Administration Building, at 2:00 p.m. on February 23, 2017; and,

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Des Moines Area Community College, or Polk County for any modification of 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 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 Northeast Gateway 2 Urban Renewal Plan is hereby closed.
2. Upon consideration of the recommendations of the Urban Design Review Board and the Plan and Zoning Commission, and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:
  - a) The proposed Plan conforms to the City's comprehensive plan title PlanDSM: Creating Our Tomorrow.
  - b) The Plan does not provide for the involuntary acquisition of any land by the City, and does not identify any land planned for acquisition. However, property may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.
  - c) The City will assist in the relocation of any residents and businesses displaced by public actions undertaken pursuant to the urban renewal project. If the City provides

( continued )

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17-0531

Agenda Item Number

596

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-3-

relocation assistance, displaced residents and businesses will be provided with the opportunity to relocate to accommodations which are decent, safe, and sanitary, and within their financial means in accordance with the established City's standard relocation policy unless otherwise required by funding source regulations and any other applicable requirements.

d) None of the property within the Northeast Gateway 2 Urban Renewal Area is assessed as agricultural property.

3. The Northeast Gateway 2 Urban Renewal Plan is hereby approved and adopted, and shall hereafter be in full force and effect.

4. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder.

( Council Communication No. 17- 311 )

MOVED by Westergaard to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown  
Assistant City Attorney

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

T. M. Franklin Council Mayor

Diane Rauh City Clerk