



Roll Call Number

17-1786

Agenda Item Number

56

Date October 9, 2017

CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-FIRST 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 twenty 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 September 11, 2017, by Roll Call No. 17-1562, the City Council resolved that a public hearing on the proposed Twenty-first Amendment to the Plan be held on October 9, 2017, at 5:00 p.m., in the City Council Chambers at the Municipal Service Center; and,

WHEREAS, the purpose of the proposed Twenty-first 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 and employment projects including the 601 Locust Street office building lease by Cognizant Technology Solutions U.S. Corporation for job creation; the 909 Locust Street office building renovation by Federal Home Loan Bank of Des Moines for job retention and additional job growth; the 212 East 3<sup>rd</sup> Street renovation of office space and ground floor restaurant or retail space; revised provision of financial assistance for the single and multi-family urban residential neighborhood redevelopment west of SW 11<sup>th</sup> Street and north of the Raccoon River known as Gray's Station; revised provision of financial assistance for the multiple-family and commercial neighborhood redevelopment west of SW 9<sup>th</sup> Street and south of Martin Luther King Jr. Parkway known as Gray's Landing; revised provision of financial assistance for the 5<sup>th</sup> and Walnut Streets mixed-use residential tower, commercial space and parking structure redevelopment; revised provision of financial assistance for the 701 Walnut Street residential tower and First floor commercial space redevelopment; revised provision of financial assistance for the 220 SE 6<sup>th</sup> office building and parking structure redevelopment; the acquisition of the former Riverfront YMCA site at 101 Locust Street; and, corrected description of financial assistance for the residential development at 350 SW 2nd Street known as Ballyard Lofts; (b) designate the block located at 101 Locust Street for acquisition and disposition for redevelopment; and (c) update the Financial Condition Report to reflect the approved tax increment funded projects.

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on September 26, 2017, and has submitted its report and recommendation to the City Council; and,



Roll Call Number

17-1786

Agenda Item Number

56

Date October 9, 2017

-2-

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on September 26, 2017, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-first 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 September 22, 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 Twenty-first 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 Twenty-first 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 Twenty-first 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 Twenty-first 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 Twenty-first 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 Twenty-first Amendment thereto, is hereafter in full force and effect.



Roll Call Number

17-1786

Agenda Item Number

56

Date October 9, 2017

-3-

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

(Council Communication No. 17-713 Attached)

Moved by Gatto to adopt.

FORM APPROVED:

Lawrence R. McDowell  
Deputy City Attorney

Exhibits:

- A - Twenty-first Amendment
- B - Notice

G:\APPPDATA\LEGAL\LAWYERS\LRMRC\Metro Center Urban Renewal Plan - Twenty-First Amendment - Close Hearing.docx

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.

MOTION CARRIED APPROVED  
T. M. Franklin Council Mayor

Diane Rauh City Clerk