



Roll Call Number

18-0268

Agenda Item Number

24

Date February 19, 2018

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED TWENTY-SECOND  
AMENDMENT TO THE METRO CENTER URBAN RENEWAL PLAN

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-one 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, the purpose of the proposed Twenty-Second 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 projects including the Midland Building 206 6<sup>th</sup> Avenue historic renovation and hotel conversion; revised provision of financial assistance for the retail and residential mixed-use redevelopment at 219 East Grand Avenue; revised provision of financial assistance for the 5<sup>th</sup> and Walnut Streets mixed-use residential tower, commercial space and parking structure redevelopment; corrected description of financial assistance for the residential development at 350 Martin Luther King Jr. Parkway known as Ballyard Lofts, and corrected description of financial assistance for the Seventh and Grand parking garage and Miesblock commercial and residential mixed-use building development; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including construction of Gray's Parkway, reconstruction of S.E. Seventh Street and trunk sewer, Downtown paving, Skywalk system repairs and improvements, Downtown streetscape improvements, supplemental funding to the City's parking system for operation, maintenance and repairs, continuing planning, oversight and administration of the Metro Center Urban Renewal Project and update and revise funding amounts and schedules for previously approved public improvement projects; (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 supplemental funding to the City's parking system and Principal Park improvements; and (e) edit text related to approved public improvements; and,

WHEREAS, the Urban Design Review Board shall review the proposed amendment at its regular meeting on March 27, 2018, 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:



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1. A public hearing shall be held before the City Council to consider the proposed Twenty-Second Amendment to the Plan at 5:00 p.m. on April 9, 2018, in the City Council Chambers, 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". Said notice shall be published in the Des Moines Register on March 28, 2018.

3. The Urban Design Review Board is hereby requested to provide a written recommendation on the proposed Twenty-Second Amendment to be received prior to the date of public hearing.

4. 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 and such other affected taxing entities. The consultation meeting shall be held at a time and location to be determined by the City Manager. 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 Twenty-Second Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 18- 074 Attached)

Moved by Gatto to adopt.

FORM APPROVED:

[Signature]

Lawrence R. McDowell
Deputy City Attorney

Exhibits:

- A - Twenty-Second Amendment
B - Notice

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Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and 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 7 APPROVED [Signature] Mayor

[Signature] City Clerk