



Roll Call Number

18-0628

Agenda Item Number

60

Date April 9, 2018

CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-SECOND 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-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, on February 19, 2018, by Roll Call No. 18-0268, the City Council resolved that a public hearing on the proposed Twenty-Second Amendment to the Plan be held on April 9, 2018, at 5:00 p.m., in the City Council Chambers at City Hall; 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 6th 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 5th 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 reviewed the proposed amendment at its regular meeting on March 27, 2018, and has submitted its report and recommendation to the City Council; and,



Roll Call Number

18-0628

Agenda Item Number

60

Date April 9, 2018

-2-

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on March 28, 2018, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-Second 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 March 21, 2018; 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-Second 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-Second 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-Second 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-Second 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-Second 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-Second Amendment thereto, is hereafter in full force and effect.



Roll Call Number

18-0628

Agenda Item Number

60

Date April 9, 2018

-3-

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

(Council Communication No. 18- 164 Attached)

Moved by Mandelbaum to adopt.

FORM APPROVED:

[Signature]

Lawrence R. McDowell
Deputy City Attorney

Exhibits:

- A - Twenty-Second Amendment
- B - Notice

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
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.

7.
Y. M. Franklin Council Mayor

[Signature] City Clerk