



Roll Call Number

18-1548

Agenda Item Number

54

Date September 10, 2018

RESOLUTION CLOSING HEARING ON THE PROPOSED FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE NE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL AREA, HEREAFTER TO BE KNOWN AS THE NE HUBBELL URBAN RENEWAL AREA, AND ADOPTING SAME.

WHEREAS, on September 27, 2010, by Roll Call No. 10-1598, the City Council adopted the Urban Renewal Plan for the NE Economic Development District (the "Plan"); and,

WHEREAS, the NE Economic Development District Urban Renewal Area is an irregularly shaped area generally along Hubbell Avenue extending northeast from East 40th Street to Highway 65, and along the west side of Highway 65 extending northerly from the easterly extension of Aurora Avenue to a point between Broadway Avenue and Interstate 80, all as shown on the map attached hereto as Exhibit "A"; and,

WHEREAS, the purpose of the proposed First Amendment to the Plan, which is on file and available for inspection in the office of the City Clerk, is to:

- Change the name of the urban renewal area from the "NE Economic Development District Urban Renewal Area" to the "NE Hubbell Avenue Urban Renewal Area".
- Change the name of the urban renewal plan from "NE Economic Development District Urban Renewal Plan" to "NE Hubbell Avenue Urban Renewal Plan".
- Expand the Urban Renewal Area to include an adjoining 42 acre tract of land south of E. Broadway Avenue and west of Iowa Highway 65.
- Add an *Appendix A – Approved Economic Development and Redevelopment Activities* which provides a summary of private economic development and redevelopment projects to receive tax increment revenues from the NE Hubbell Avenue Urban Renewal Area.
- Add an *Appendix B – Approved, Public Buildings, Street Projects and Other Public Improvements* which provides a summary of public improvements, public buildings and street projects to be undertaken in the NE Hubbell Avenue Urban Renewal Area.
- Identify the proposed new Northeast Des Moines Fire Station at Hubbell Avenue and East 42nd Street as a public building to be constructed as an urban renewal undertaking with financing that does not include the use of tax increment financing.
- Update Exhibit A - Financial Condition Report to update anticipated use of tax increment funds in the future.

WHEREAS, on July 23, 2018, by Roll Call No. 18-1246, the City Council resolved that a public hearing on the proposed First Amendment be held on September 10, 2018, in the Council Chambers at City Hall; and,



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WHEREAS, the Urban Design Renewal Board reviewed the proposed First Amendment at its meeting on August 14, 2018, and although a quorum was not present, the consensus of the five members present was to support approval of the First Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on August 23, 2018, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the First Amendment and notice of this hearing was given by ordinary mail to the Des Moines Independent Community School District, Southeast Polk Community School District, Des Moines Area Community College, Polk County and Des Moines Area Regional Transit Authority, together with notice of a consultation meeting on the First Amendment held in the OED Conference Room at City Hall on August 9, 2018, at 1:00 p.m.; and,

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Polk County, Des Moines Area Community College, or Des Moines Area Regional Transit Authority 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 First Amendment 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 First Amendment to the NE Economic Development District Urban Renewal Plan 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 First Amendment conforms to the PlanDSM: Creating Our Tomorrow plan, as amended, for the development of the City as a whole.

3. The First Amendment to the Urban Renewal Plan for the NE Economic Development District is hereby approved. The Urban Renewal Plan for the NE Economic Development District, as amended by the First Amendment thereto, is hereafter in full force and effect.

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

( continued )



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MOVED by Cornie to adopt.

FORM APPROVED:

By: Roger K Brown

Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

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.

J. M. Franklin Cornie Mayor

Diane Rauh City Clerk