



Roll Call Number

18-1802

Agenda Item Number

56

Date October 22, 2018

CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-THIRD 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-two 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 10, 2018, by Roll Call No. 18-1507, the City Council resolved that a public hearing on the proposed Twenty-Third Amendment to the Plan be held on October 22, 2018, at 5:00 p.m., in the City Council Chambers at City Hall; and,

WHEREAS, the purpose of the proposed Twenty-Third 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 revised provision of financial assistance for the City Hall parking lot second phase mixed-use retail and office building redevelopment at 101 East Grand; building renovation and hotel conversion redevelopment at 207 Crocker Street; Employers Mutual Company office tower building redevelopment at 701 Walnut Street; Griffin Building historic renovation and mixed-use commercial and residential conversion redevelopment at 319 7th Street; phased parking structure and mixed-use office, residential and commercial building redevelopment at 418 E. Grand Avenue; historic renovation and mixed-use residential and commercial conversion redevelopment at 440 E. Grand Avenue; residential building redevelopment at 110 S.E. 7th Street, and acquisition of the Scrap Processors site at 306 S.E. 5th Street; (b) designate the block located at 306 S.E. 5th Street for acquisition and disposition for redevelopment; and; (c) update the Financial Condition Report to reflect the approved tax increment funded projects; and,

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on September 25, 2018, and has submitted its report and recommendation to the City Council; and,

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WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on October 4, 2018, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-Third 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 October 4, 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-Third 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-Third 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-Third 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-Third 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-Third 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-Third Amendment thereto, is hereafter in full force and effect.

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

(Council Communication No. 18- 515 Attached)

Moved by Mandelbaum to adopt.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

Exhibits:

- A - Twenty-Third Amendment
- B - Notice

GAAPPDATA\LEGAL\LAHYERS\LRMRC\Metro Center Urban Renewal Plan - Twenty-Third Amendment - Close Hearing.docx

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

MOTION CARRIED

APPROVED

J. M. Franklin Cownie Mayor

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.

Diane Rauh

City Clerk