



Roll Call Number

19-0550

Agenda Item Number

20

Date April 8, 2019

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED TWENTY-FOURTH
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-three 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-Fourth 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 revised provision of financial assistance under new replacement development agreement for the senior multi-family residential building development at 401 S.E. 6th Street/400 S.E. 7th Street known as Connolly Lofts; revised provision of financial assistance for the mixed-use residential tower commercial space and parking structure development at 5th and Walnut Street known as the Fifth; revised provision of financial assistance for the single and multi-family urban residential development west of S.W. 11th Street and north of the Raccoon River known as Gray's Station; historic renovation and commercial redevelopment at 401 East Court Avenue; and additional financial assistance for enhanced operation, management and maintenance of the Botanical Center on Robert D. Ray Drive; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the downtown Market District study, Downtown paving, Skywalk system repairs and improvements, Downtown walkability improvements, 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 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 April 16, 2019, 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.



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NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. A public hearing shall be held before the City Council to consider the proposed Twenty-Fourth Amendment to the Plan at 5:00 p.m. on May 6, 2019, 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 April 25, 2018.

3. The Urban Design Review Board is hereby requested to provide a written recommendation on the proposed Twenty-Fourth 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-Fourth Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 19- 163 Attached)

FORM APPROVED:

Moved by Coleman to adopt.

[Signature of Lawrence R. McDowell]

Lawrence R. McDowell
Deputy City Attorney

Exhibits:

- A - Twenty-Fourth 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.

[Signature of J. M. Frankin Cownie, Mayor]

[Signature of Diane Rauh, City Clerk]

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Not

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