



Roll Call Number

19-0752

Agenda Item Number

45

Date May 6, 2019

CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-FOURTH 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-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, on April 8, 2019, by Roll Call No. 19-0550, the City Council resolved that a public hearing on the proposed Twenty-Fourth Amendment to the Plan be held on May 6, 2019, at 5:00 p.m., in the City Council Chambers at City Hall; 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 reviewed the proposed amendment at its regular meeting on April 16, 2019, 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 April 25, 2019, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-Fourth 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 April 18, 2019; 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-Fourth 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-Fourth 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-Fourth 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-Fourth 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-Fourth 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-Fourth Amendment thereto, is hereafter in full force and effect.



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

(Council Communication No. 19-195 Attached)

Moved by Mandelbaum to adopt.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

Exhibits:

- A - Twenty-Fourth Amendment
- B - Notice

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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.

Mayor

City Clerk