

★ Roll Call Number

19-1768

Agenda Item Number

59C

Date November 4, 2019

RESOLUTION CLOSING HEARING ON THE ADOPTION
OF AN URBAN RENEWAL PLAN FOR THE
38TH AND GRAND URBAN RENEWAL AREA

WHEREAS, the City Manager has caused an urban renewal plan titled 38th and Grand Urban Renewal Plan (the "Plan") to be prepared for the proposed 38th and Grand Urban Renewal Area which consists of 7 parcels containing approximately 36 acres and is along and includes a segment of Grand Avenue between 31st Street and 42nd Street; and,

WHEREAS, the purpose of the Plan is to encourage the removal and/or redevelopment of the blighted, obsolete, and underutilized properties within the urban renewal area, and to encourage and assist in the redevelopment of the urban renewal area for medium to high-density housing and, under limited circumstances, mixed-use development with medium to high-density housing; and,

WHEREAS, a further purpose of the Plan is to authorize the use of tax increment financing to provide economic incentives for a proposed mixed-use development at 3750 Grand Avenue that will preserve portions of the existing historic church building and add new construction of an 8-story building containing approximately 42 for-sale condominium units on the upper six floors, and with approximately 36 parking spaces on the first two floors; and,

WHEREAS, on September 23, 2019, by Roll Call No. 19-1492, the City Council resolved that a public hearing be held on November 4, 2019, at 5:00 p.m., in the City Council Chambers to consider the proposed Plan, which is on file and available for inspection in the office of the City Clerk; and,

WHEREAS, the Urban Design Review Board reviewed the proposed Plan at its regular meeting on October 15, 2019, and the members voted 7-0 in favor of a motion to recommend approval of the proposed Plan; and,

WHEREAS, the City Plan and Zoning Commission reviewed the Plan for conformity with the adopted comprehensive plan for the development of the City as a whole, being the PlanDSM Creating Our Tomorrow Plan as revised, at its meeting on October 17, 2019, and made recommendations which were received and filed under a separate resolution; and,

WHEREAS, notice of this public hearing containing the information required by Iowa Code §403.5(3), was published in the Des Moines Register on October 17, 2019; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority of a consultation meeting held in the OED Conference Room at City Hall at 11:00 a.m., on October 10, 2019, to discuss the Plan; and,

(continued)



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WHEREAS, the City has received no requests from the Des Moines Independent School District, Polk County, or Des Moines Area Community College for any modification to the division of tax increment revenues proposed by the Plan; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Urban Renewal Plan for the 38th and Grand Urban Renewal Area 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 38th and Grand Urban Renewal Plan is hereby closed.
2. The City Council hereby finds that the 38th and Grand Urban Renewal Plan is in conformance with the PlanDSM Creating Our Tomorrow Plan.
3. The Urban Renewal Plan for the 38th and Grand Urban Renewal Area is hereby approved and adopted and shall hereafter be in full force and effect.
4. The City Clerk is directed to cause the Plan and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 19- 457)

MOVED by Mandelbaum to adopt.

FORM APPROVED:

Roger K. Brown, Assistant City Attorney

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CERTIFICATE

I, P. Kay Cmelik, 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.

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL (7).

MOTION CARRIED APPROVED J. M. Franklin, Mayor

P. Kay Cmelik, City Clerk