



Roll Call Number

20-01655

Agenda Item Number

36

Date April 20, 2020

CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-SIXTH 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-five 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 February 24, 2020 by Roll Call No. 20-0340, the City Council resolved that a public hearing on the proposed Twenty-Sixth Amendment to the Plan be held on April 6, 2020 and pursuant to a state of emergency due to the spread of the COVID-19 virus the City Council by Roll Call No. 20-0585 continued the public hearing to April 20, 2020 at 5:00 p.m. in the Second Floor Board Room in the Richard A. Clark Municipal Services Center at 1551 East Martin Luther King Jr. Parkway; and

WHEREAS, the purpose of the proposed Twenty-Sixth 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 Class A office space renovation development at 611 5<sup>th</sup> Avenue, the historic renovation for commercial uses at 1201 Keosauqua Way, the multi-family apartment building and rowhome unit redevelopment in the 300 block of Maple Street, the financial assistance for enhanced operations, programs and services of Central Iowa Shelter & Services at 1420 Mulberry Street, revised provision of financial assistance under new replacement development agreement for the senior multi-family residential building development at 401 S.E. 6<sup>th</sup> Street/400 S.E. 7<sup>th</sup> Street known as Connolly Lofts; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the Market District street, storm sewer, sanitary sewer and related infrastructure improvements, active transportation multimodal improvements, Downtown paving, Skywalk system repairs and improvements, conversion of 5<sup>th</sup> Avenue to a two-way street and associated bike lane improvements, supplemental funding to parking system operation, maintenance and repair, S.W. 11<sup>th</sup> and Tuttle Street intersection traffic and signalization improvements, S.W. 14<sup>th</sup> Street and MLK Jr. Parkway intersection traffic, signalization, widening and paving improvements, S.W. 16<sup>th</sup> Street and MLK Jr. Parkway intersection traffic widening and paving improvements, Tuttle Street construction and paving improvements in the vicinity of S.W. 14<sup>th</sup> and S.W. 16<sup>th</sup> Streets, Walnut Street Phase 2 renovation and improvements between 2<sup>nd</sup> Avenue and 10<sup>th</sup> Street, continuing planning, oversight and administration of the Metro Center Urban Renewal Project and updated and revised 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



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increment revenues for public buildings including parking garages and 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 March 31, 2020, and has submitted its report and recommendation to the City Council; and,

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on March 20, 2020, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-Sixth 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 March 19, 2020; 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-Sixth 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-Sixth 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-Sixth 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-Sixth 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.



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- 3. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Twenty-Sixth 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-Sixth Amendment thereto, is hereafter in full force and effect.
- 4. The City Clerk is directed to cause the Twenty-Sixth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 20- 162 Attached)

Moved by Mandelbaum to adopt.

FORM APPROVED:

/s/ Lawrence R. McDowell

Lawrence R. McDowell  
Deputy City Attorney

Exhibits:

- A - Twenty-Sixth Amendment
- B - Notice

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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.

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

P. M. Frankhu Cownie  
MOTION CARRIED APPROVED  
Mayor

P. Kay Cmelik  
City Clerk