



Roll Call Number

20-0949

Agenda Item Number

62

Date June 8, 2020

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
URBAN RENEWAL PLAN FOR THE OAK PARK-HIGHLAND PARK
URBAN RENEWAL AREA**

WHEREAS, the City Council desires to consider the use of its urban renewal powers to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, to facilitate the development and re-development of commercial, mixed use and residential uses, to create and retain jobs in the City of Des Moines, and to provide a diversity of housing options within the proposed Oak Park-Highland Park Urban Renewal Area consisting of approximately 57 acres and 115 properties, and generally located along Euclid Avenue between 6th Avenue and Cambridge Street and along 6th Avenue from Ovid Avenue to Seneca Avenue; and

WHEREAS, the City Manager has prepared a proposed Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area (the "proposed urban renewal plan"), which is on file in the office of the City Clerk and available for inspection by the public electronically on the City of Des Moines website; and

WHEREAS, the proposed urban renewal plan seeks to encourage and assist with the above-described urban renewal purposes within the proposed Oak Park-Highland Park Urban Renewal Area, and to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuations, though provision of economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and

WHEREAS, on April 20, 2020, by Roll Call No. 20-0618, the City Council resolved that a public hearing on the proposed Plan be held on June 8, 2020 at 5:00 p.m. in the 2nd Floor, MSC Board Room, Richard A. Clark Municipal Services Center, by electronic means in accordance with the Governor's and Mayor's Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community; and

WHEREAS, the Urban Design Review Board reviewed the proposed urban renewal plan at its regular meeting on May 19, 2020 and voted 9-0 in support of a motion to recommend approval of the Plan; and

WHEREAS, the City Plan and Zoning Commission reviewed the proposed urban renewal plan at its regular meeting on May 21, 2020 for conformity with the City's comprehensive plan, PlanDSM: Creating Our Tomorrow Plan, and voted 12-0 to find the Plan in conformance with PlanDSM; and

WHEREAS, notice of the public hearing on the proposed urban renewal plan was published in the Des Moines Register on May 20, 2020, setting forth the information required by Section 403.5(3) of the Iowa Code; and

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Polk County, Des Moines Area Community College and Des Moines Area Regional Transit Authority of a consultation meeting held by electronic means at 2:00 p.m. on May 12, 2020; and

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WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Polk County, Des Moines Area Community College or Des Moines Area Regional Transit Authority for any modification of the proposed division of revenue from the tax increment from the urban renewal area; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed 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 Oak Park-Highland Park Urban Renewal Area is hereby closed.
2. Upon consideration of the recommendation of the Urban Design Review Board and the Plan and Zoning Commission, and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:
 - a) The proposed Plan conforms to PlanDSM: Creating our Tomorrow Plan, as amended, for the development of the City as a whole.
 - b) The Plan does not provide for the acquisition of any land by the City, and does not identify any land planned for acquisition. However, easements may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.
4. The Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area is hereby approved and adopted, and shall hereafter be in full force and effect.
5. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder. **(Council Communication No. 20-246)**

MOVED BY Westergaard TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank
 Glenna K. Frank
 Assistant City Attorney

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

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.

MOTION CARRIED APPROVED

J. M. Franklin Cownie Mayor

P. Kay Cmelik City Clerk