



**Roll Call Number**

20. 2147

**Agenda Item Number**

54

**Date** December 21, 2020

**CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-SEVENTH 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-six 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 November 9, 2020 by Roll Call No. 20-1773, the City Council resolved that an electronic public hearing on the proposed Twenty-Seventh Amendment to the Plan be held on December 21, 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 on November 23, 2020 by Roll Call No. 20-1892, the City Council revised the proposed Twenty-Seventh Amendment to the Plan to be considered at the hearing; and

WHEREAS, the purpose of the proposed Twenty-Seventh 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 and job creation/retention assistance including the commercial office use renovation development at 213 13<sup>th</sup> Street and new mixed-use apartment and commercial retail building development on the adjacent lot, the commercial and office use renovation development at 207 E. 2<sup>nd</sup> Street, the master planned redevelopment of eleven blocks of property in the Market District generally located in the vicinity of E. 4<sup>th</sup> and Market Streets for a mixed-use dense urban neighborhood for housing, office, commercial, hotel and entertainment, the hotel, commercial use renovation of the Financial Center Building at 207 7<sup>th</sup> Street, continuous operation of the Des Moines Regional Transit (DART) downtown D-Line, and revised provision of financial assistance and/or the exercise of contractual rights for the parking structure development in the vicinity of 5<sup>th</sup> Avenue and Walnut Street known as the Fifth to provide financial assistance, including but not limited to, potential long-term financing (in an amount not to exceed \$48,050,235) and/or potential purchase of the privately constructed parking structure and adjacent parcels;; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the urban renewal demolition of buildings on and the operation, maintenance and securing of the former Dico property located in the vicinity of Fleur Drive and Martin Luther King Jr. Parkway, the potential urban renewal demolition of the inactive Skywalk Bridge over Walnut Street west of 7<sup>th</sup> Street, the potential purchase of approximately two acres of abandoned railroad property from E. 6<sup>th</sup> Street to E. First Street in the Market District for greenspace and recreational purposes, and the potential purchase of the privately constructed parking structure in the vicinity of 5<sup>th</sup> Avenue and Walnut Street; (c) update the Financial Condition Report to reflect the approved tax increment funded projects; and (d) incorporate an



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updated analysis of alternative development options and funding to use of tax increment revenues for public buildings including the potential purchase of the privately constructed parking structure in the vicinity of 5<sup>th</sup> Avenue and Walnut Street; and,

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on December 1, 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 December 4, 2020, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-Seventh 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 December 1, 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-Seventh 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-Seventh 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-Seventh 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-Seventh 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-Seventh 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-Seventh Amendment thereto, is hereafter in full force and effect.
- 4. The City Clerk is directed to cause the Twenty-Seventh Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 20- 556 Attached)

Moved by Boesen to adopt.

FORM APPROVED:

/s/ Lawrence R. McDowell
Lawrence R. McDowell
Deputy City Attorney

Exhibits:
A - Twenty-Seventh Amendment
B - Notice

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\*Council Member Mandelbaum abstains from voting based on the appearance of a conflict of interest.

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL (6 yeas).

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