



Roll Call Number

21-0268

Agenda Item Number

22

Date February 22, 2021

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE OAK PARK-HIGHLAND PARK URBAN RENEWAL AREA

WHEREAS, on June 8, 2020, by Roll Call No. 20-0949, the City Council approved the Oak Park-Highland Park Urban Renewal Plan (the "Urban Renewal Plan") for the 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 Urban Renewal Plan seeks to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties, 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, all within the proposed Oak Park-Highland Park Urban Renewal Area, and to guide the development of said urban renewal area and to activate new economic investment leading to increased taxable valuations, through 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, the City Council desires to consider a proposed First Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend and update Appendix A – Legal Description(s) to include the legal description for the boundary of the Oak Park-Highland Park TIF District No. 1, Oak Park-Highland Park TIF District No. 2, and Oak Park-Highland Park TIF District No. 3.
• Amend and update the Appendix B - Financial Condition Report to reflect the new projects' projected assessments and incentives.
• Add Appendix C – Approved Economic Development and Redevelopment Projects to approve the provision of financial assistance from tax increment revenues in the Oak Park-Highland Park Urban Renewal Area for the following projects: renovation of the existing building at 3610 6th Avenue for mixed-use residential and commercial uses by FW Rehab, LLC; renovation of the existing building at 3523 6th Avenue for commercial uses by 3523 6th Avenue, LLC; and renovation of the existing building at 3524 6th Avenue for mixed-use residential and commercial uses by 3524 6th Avenue, LLC.
• Amend and update Map 1 – Boundary of Urban Renewal Area and TIF District(s) to show the three TIF district boundaries located with the urban renewal area; and

WHEREAS, a copy of the proposed First Amendment is on file and available for public inspection in the office of the City Clerk; and

WHEREAS, the Urban Design Review Board is schedule to review the proposed First Amendment at its regular meeting on March 23, 2021, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:



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1. A public hearing shall be held before the City Council to consider the proposed First Amendment to the Oak Park-Highland Park Urban Renewal Plan at 5:00 p.m. on April 5, 2021, which meeting is anticipated to be held by electronic means to encourage and maintain social distancing to curb the spread of COVID-19 in the community without public access to the meeting location.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the accompanying form in the Des Moines Register on March 19, 2021. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above, and to provide any updates regarding public hearing location as determined necessary by the Legal Department.
3. The proposed First Amendment is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The Economic Development Director or the Director's designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the Director in accordance with Iowa Code §403.5(2). The Director shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed First Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 21- 087)

MOVED by Gatto 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			
MOTION CARRIED			APPROVED	

J. M. Frank
Mayor

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.

P. Kay Cmelik City Clerk