



**Roll Call Number**

21-0269

**Agenda Item Number**

23

**Date** February 22, 2021

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED SECOND AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE 38<sup>TH</sup> AND GRAND URBAN RENEWAL AREA**

WHEREAS, on November 4, 2019, by Roll Call No. 19-1768, the City Council approved the 38th and Grand Urban Renewal Plan (the "Urban Renewal Plan") for the 38th and Grand Urban Renewal Area, which consists of seven 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 Urban Renewal 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, the City Council desires to consider a proposed Second Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend and update Appendix A – *Legal Description* for the addition of a second tax increment financing district boundary.
- Amend and update the Appendix C - *Financial Condition Report* to reflect the new project incorporated in Appendix D.
- Amend and update Appendix D – *Approved Projects* to approve the provision of financial assistance from tax increment revenues in the 38<sup>th</sup> and Grand Urban Renewal Area for the new construction of a four-story, 56-unit multi-family apartment building in the vicinity of 3705, 3707 and 3721 Grand Avenue by 3801 Grand Associates, LP and Newbury Management Company d/b/a Newbury Living; and

WHEREAS, a copy of the proposed Second 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 Second 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:

1. A public hearing shall be held before the City Council to consider the proposed Second Amendment to the 38<sup>th</sup> and Grand 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.



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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 Second 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 Second Amendment to be mailed to each such affected taxing entity.

( Council Communication No. 21- 088 )

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			

**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.

J. M. Franklin Cownie Mayor

P. Kay Cmelik City Clerk