



Roll Call Number

21-0498

Agenda Item Number

40 C

Date March 22, 2021

RESOLUTION CLOSING HEARING ON THE PROPOSED HILLTOP URBAN RENEWAL PLAN AND ADOPTING THE URBAN RENEWAL PLAN.

WHEREAS, the proposed Hilltop Urban Renewal Area consists of approximately consists of approximately 23.7 acres and is generally located in the 3500-3600 block of the north side of Hubbell Avenue (US Highway 6) at the intersection of E. Douglas Avenue and Kennedy Drive, as shown in Exhibit B, Appendix A; and,

WHEREAS, the Planning Administrator reports that the Hilltop Urban Renewal Area is an economic development area appropriate for development for multifamily use for the reasons set forth in the report accompanying the Hilltop Urban Renewal Plan; and,

WHEREAS, the City Manager has prepared an urban renewal plan for such urban renewal area which is titled Hilltop Urban Renewal Plan (the "Urban Renewal Plan"), which is on file and available for public inspection in the office of the City Clerk and attached as Exhibit B; and,

WHEREAS, the Urban Renewal Plan seeks to enhance private development within the proposed Hilltop Urban Renewal Area 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, on February 8, 2021, by Roll Call No. 21-0192, the City Council resolved that a public hearing on the proposed Urban Renewal Plan be held on March 22, 2021; and,

WHEREAS, the Urban Design Review Board reviewed the proposed Urban Renewal Plan at its meeting on March 2, 2021 and by a vote of 7-0 recommended approval; and,

WHEREAS, the City Plan and Zoning Commission reviewed the proposed Plan for conformity with the adopted comprehensive plan for the development of the City as a whole, being PlanDSM: Creating Our Tomorrow Plan, at its meeting on March 4, 2021, and found the proposed Plan in conformity with the comprehensive plan by a vote of 10-0; and,

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "A" was published in the Des Moines Register on March 8, 2021, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

(Continued)



Roll Call Number

210498

Agenda Item Number

40 C

Date March 22, 2021

Page -2-

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Des Moines Area Community College, and Polk County of a consultation meeting on February 23, 2021 at 2:00 p.m.; and,

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Des Moines Area Community College, or Polk County for any modification to the division of revenue from the tax increment proposed by the Urban Renewal Plan; and,

WHEREAS, the Hilltop Urban Renewal Area does not contain any property assessed as agricultural property; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the Urban Renewal 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 Hilltop Urban Renewal Plan is hereby closed.
2. Upon consideration of the recommendation of 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 Urban Renewal Plan conforms to Plan DSM: Creating Our Tomorrow Plan, for the development of the City as a whole.
 - b) The Urban Renewal Plan does not provide for the involuntary acquisition of any land by the City and does not identify any land planned for acquisition.
3. The Urban Renewal Plan for the Hilltop Urban Renewal Area is hereby approved and adopted and shall hereafter be in full force and effect.

(Continued)



Roll Call Number

21-0498

Agenda Item Number

40 C

Date March 22, 2021

Page -3-

4. The City Clerk is hereby authorized and directed to file a certified copy of the Urban Renewal Plan and of this Resolution in the office of the Polk County Recorder.

(Council Communication No. 21- 145)

MOVED by Westergaard to adopt.

FORM APPROVED:

Thomas G. Fisher Jr.
Thomas G. Fisher Jr.
Assistant City Attorney

Attachments:

Exhibit A - Notice of Hearing
Exhibit B - Urban Renewal Plan

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

CERTIFICATE

I, P. Kay Cmelick, 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.

Handwritten signature of T. M. Franklin Cownie, Mayor

Handwritten signature of P. Kay Cmelick, City Clerk

City Clerk