



Roll Call Number

21-0567

Agenda Item Number

30

Date April 5, 2021

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE OAK PARK-HIGHLAND PARK URBAN RENEWAL AREA AND ADOPTING SAME**

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 6<sup>th</sup> Avenue and Cambridge Street and along 6<sup>th</sup> 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 purpose of the proposed First Amendment to the Urban Renewal Plan, which is on file and available for inspection in the office of the City Clerk, is 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 6<sup>th</sup> Avenue for mixed-use residential and commercial uses by FW Rehab, LLC; renovation of the existing building at 3523 6<sup>th</sup> Avenue for commercial uses by 3523 6<sup>th</sup> Avenue, LLC; and renovation of the existing building at 3524 6<sup>th</sup> Avenue for mixed-use residential and commercial uses by 3524 6<sup>th</sup> 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, on February 22, 2021, by Roll Call No. 21-0268, the City Council resolved that a public hearing be held on April 5, 2021, at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location; and



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WHEREAS, the Urban Design Review Board reviewed the proposed First Amendment at its regular meeting on March 23, 2021, and voted 7-0 in support of recommending approval of the First Amendment; and

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority of a consultation meeting on the proposed First Amendment held by electronic means on March 16, 2021 at 1:00 p.m.; and

WHEREAS, the City has received no requests from the Des Moines Independent School District, Polk County, Des Moines Area Community College, or Des Moines Area Regional Transit Authority for any modification to the division of tax increment revenues proposed by the First Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines Register on March 19, 2021, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed First Amendment 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 First Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area 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 First Amendment conforms to the PlanDSM: Creating Our Tomorrow plan, as amended, for the development of the City as a whole.
3. The Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area is hereby amended as set forth in the First Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area, as amended by the First Amendment, is hereafter in full force and effect.
4. The City Clerk is directed to cause the First Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.



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( Council Communication No. 21- 146 )

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