



**Roll Call Number**

21-0696

**Agenda Item Number**

29

**Date** May 10, 2021

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED TWENTY-EIGHTH  
AMENDMENT TO THE METRO CENTER URBAN RENEWAL PLAN

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-seven 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, the purpose of the proposed Twenty-Eighth 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, renovation and/or improvement projects and employment, job creation/retention assistance including a forgivable loan to Accordia Life & Annuity Company (d/b/a Global Atlantic) as City match for the IEDA High Quality Jobs program; redevelopment of approximately 66-acres consisting of two areas of the Project Area: 1) approximately 60-acres at the Stadium District (former Dico property) located in the vicinity east of the Raccoon River and south of West Martin Luther King Jr. Parkway, 2) approximately 6-acres at the Western Gateway District located between High Street and Grand Avenue and between 15<sup>th</sup> and 17<sup>th</sup> Streets; the commercial and residential mixed-use renovation of the of the existing 17,657 square foot commercial building at 112 SE 4th Street, and the revised additional and extended financial assistance for enhanced operation, management and maintenance of the Botanical Center on Robert D. Ray Drive; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area during the fiscal years that are set out in the City Capital Improvement Program (2020/21 – 2024/25) and including new projects consisting of replacement and update to downtown pedestrian and wayfinding signage; downtown streetlight banner arm replacements; East Locust streetscape lighting and decorative marker upgrades, replacements and repairs from the Locust Street Bridge to East 7<sup>th</sup> Street; repairs or replacement of the Runnells water feature through the Library block and the adjoining block between 12<sup>th</sup> and 13<sup>th</sup> Streets in the Western Gateway Park; complete Tuttle Street improvements from SW 5<sup>th</sup> to SW 11<sup>th</sup> Streets, and to update and revise amounts and schedules for previously approved public improvement projects; (c) confirm the designation of the former Dico property located in the vicinity east of the Raccoon River and south of West Martin Luther King Jr. Parkway for acquisition and disposition for redevelopment; and (d) update the Financial Condition Report to reflect the approved tax increment funded projects; and,



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WHEREAS, the Urban Design Review Board shall review the proposed amendment at its regular meeting on June 1, 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 Twenty-Eighth Amendment to the Plan at 5:00 p.m. on June 14, 2021, in the City Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B". Said notice shall be published in the Des Moines Register on June 1, 2021.
3. The Urban Design Review Board is hereby requested to provide a written recommendation on the proposed Twenty-Eighth Amendment to be received prior to the date of public hearing.

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4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County and the Des Moines Area Community College and such other affected taxing entities. The consultation meeting shall be held at a time and location to be determined by the City Manager. The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing (Exhibit "B"), and a copy of the proposed Twenty-Eighth Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 21- 218 Attached)

Moved by Gatto to adopt.

FORM APPROVED:

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

Exhibits:
A - Twenty-Eighth Amendment
B - Notice

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

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