



**Roll Call Number**

21-1660

**Agenda Item Number**

25

**Date** November 1, 2021

**RESOLUTION SCHEDULING PUBLIC HEARING ON THE ADOPTION OF  
THE FOURTH RESTATED URBAN REVITALIZATION PLAN  
FOR THE CITYWIDE URBAN REVITALIZATION AREA**

WHEREAS, on June 15, 1987, by Roll Call No. 87-2630, the Des Moines City Council adopted a resolution, in accordance with the provisions of Section 404.2(1) of the Urban Revitalization Act, finding that the rehabilitation, conservation, redevelopment, or a combination thereof of the entire area then within the corporation boundaries of the City of Des Moines is necessary in the interest of the public health, safety, or welfare of the residents of the City and the area meets the criteria of Section 404.1 of the Code of Iowa; and

WHEREAS, by Ordinance No. 11,026 passed July 6, 1987, as amended by Ordinance No. 11,065 passed September 21, 1987, the City Council designated the entire area within the corporate boundaries of the City of Des Moines as established on July 7, 1987, as the City-wide Urban Revitalization Area; and

WHEREAS, on September 28, 1987, by Roll Call No. 87-4009, the Des Moines City Council adopted a resolution in accordance with the provisions of Section 404.2(6) of the Act, approving the Urban Revitalization Plan for the City-wide Urban Revitalization Area (the "Original Plan"); and

WHEREAS, on June 16, 1997, by Roll Call No. 97-2126, the City Council approved and adopted the Twenty-first Amendment to the Original Plan, which adopted the Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area (the "First Restated Plan"); and

WHEREAS, on December 5, 2011, by Roll Call No. 11-2085, the City Council adopted the 2011 Omnibus Amendment to amend the First Restated Plan and the eight other urban revitalization plans then existing in the City of Des Moines, merge the other eight urban revitalization areas into City-wide Urban Revitalization Area, expand the City-wide Urban Revitalization Area to include the entire City of Des Moines as it then existed and as thereafter expanded by later annexations, extend the duration of the City-wide Urban Revitalization Area, and adopt the Second Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area; and

WHEREAS, on October 26, 2015, by Roll Call No. 15-1816, the City Council approved and adopted the Third Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the "Third Restated Plan") to further extend the duration of the Citywide Urban Revitalization Area, amend the tax exemption schedules for various classes of improvements, discontinue tax abatement for multi-family properties not located within the proposed Targeted Multiple-Family Residential Map attached to said Plan, provide an exemption to allow "rowhome" type developments with eight or fewer units to obtain tax abatement, and make other changes as set forth in the Third Restated Plan, which Plan was thereafter amended by City Council resolutions; and

WHEREAS, the City Manager recommends that the City Council again amend the City's Urban Revitalization Plan as set forth in the proposed Fourth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the "Fourth Restated Plan"), in form on file in the office of the City Clerk and as described in the attached communication from the Plan and Zoning Commission, which amendments include but are not limited to:



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- extending the duration of the Citywide Urban Revitalization Area and Plan until December 31, 2028, with an additional year for the completion of improvements commenced by December 31, 2028,
- amending the tax exemption schedules for the actual value added by various classes of improvements to real estate, and
- adding declining schedules for new construction of missing middle housing containing 2 to 12 dwelling units and Accessory Household Units, and for certain improvements incorporating additional energy efficiency and sustainability criteria; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 21, 2021, its members voted 9-0 in support of a motion to recommend that the proposed Fourth Restated Plan is in conformance with the PlanDSM: Creating Our Tomorrow comprehensive plan.

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

1. That the attached communication from the Plan and Zoning Commission, finding the proposed Fourth Restated Plan in conformance with the PlanDSM: Creating Our Tomorrow comprehensive plan, is hereby received and filed.
2. A public hearing on the proposed Fourth Restated Plan shall be held before the City Council at its next regularly scheduled meeting at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on November 15, 2021, at which time the City Council will hear both those who oppose and those who favor said Plan.
3. The City Clerk is hereby authorized and directed to cause notice of the public hearing in the accompanying form to be given by publication in the Des Moines Register on November 4, 2021.

MOVED by Gatto to adopt

FORM APPROVED:

/s/ Glenna K. Frank  
Glenna K. Frank, Assistant City Attorney

Exhibits  
"A" Notice of Hearing  
"B" Fourth Restated Plan

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD		✓		
TOTAL	5	1		1

**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  
Linda Westergaard  
MAYOR PRO TEM Mayor

P. Kay Cmelik

City Clerk