



Roll Call Number

22-0194

Agenda Item Number

42A ✓

Date February 7, 2022

RESOLUTION CLOSING HEARING ON THE PROPOSED CARPENTER URBAN RENEWAL PLAN, ACCEPTING AND FILING RECOMMENDATION OF PLAN AND ZONING COMMISSION AND ADOPTING THE URBAN RENEWAL PLAN

WHEREAS, the proposed Carpenter Urban Renewal Area consists of consists of approximately 77-acres and is located generally east of Drake University, between Forest Avenue, Martin Luther King Jr Parkway, University Avenue, and 25th Street, with additional parcels north of Forest Avenue and south of University Avenue as shown in the Carpenter Urban Renewal Plan; and,

WHEREAS, the City Manager has prepared the Carpenter Urban Renewal Plan (the “Urban Renewal Plan”), an urban renewal plan for an urban renewal area known as the Carpenter Urban Renewal Area. The Urban Renewal Plan is attached to this Resolution and on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the Urban Renewal Plan seeks to enhance private development within the proposed Carpenter Urban Renewal Area through provision of infrastructure improvements and 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 December 20, 2021, by Roll Call No. 21-1915, the City Council resolved that a public hearing on the proposed Urban Renewal Plan be held on February 7, 2022; and,

WHEREAS, on December 21, 2021, the Urban Design Review Board reviewed the proposed Urban Renewal Plan and recommended approval by a vote of 6-0; and,

WHEREAS, on January 20, 2022, the City Plan and Zoning Commission reviewed the proposed Urban Renewal Plan for conformity with PlanDSM: Creating Our Tomorrow Plan, the adopted comprehensive plan for the development of the City as a whole and found the proposed Urban Renewal Plan in conformity with the comprehensive plan by a vote of 10-4; and,

WHEREAS, on January 19, 2022, notice of this public hearing was published in the Des Moines Register, as required by Section 403.5(3) of the Iowa Code as shown in the attached affidavit labelled as Exhibit A; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Des Moines Area Community College, Des Moines Regional Transit Authority (DART) and Polk County of a consultation meeting to be held in Des Moines City Hall and virtually on January 19, 2022, which was attended by Polk County and DART; and,



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

WHEREAS, the Carpenter 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 Carpenter Urban Renewal Plan is hereby closed.
2. The Plan and Zoning Commission determination that the Carpenter Urban Renewal Plan is in conformance with the PlanDSM: Creating our Tomorrow Plan, on January 20, 2022, by a vote of 10-4 was received is hereby received and filed.
3. 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. However, property may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.
4. The Urban Renewal Plan for the Carpenter Urban Renewal Area is hereby approved and adopted and shall hereafter be in full force and effect.
5. 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. 22-049)



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MOVED by *Sheumaker* to adopt. Second by Mandelbaum.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.

Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER	✓			
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