



Roll Call Number

22-0809

Agenda Item Number

36

Date May 23, 2022

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
EIGHTEENTH AMENDMENT TO THE CENTRAL PLACE INDUSTRIAL
PARK REDEVELOPMENT PROGRAM URBAN RENEWAL PLAN AND
ADOPTING SAME**

WHEREAS, on May 20, 1985, by Roll Call No. 85-2388, the City Council of the City of Des Moines approved the Central Place Industrial Park Redevelopment Program Urban Renewal Plan, and such Plan has been amended fifteen times (the urban renewal plan as amended is hereinafter referred to as the “Plan”), for an area (the “Central Place Urban Renewal Area”) bounded on the north and east by the Des Moines River, on the west by 2nd Avenue, and on the south by University Avenue; and

WHEREAS, by Ordinance No. 10,635 passed May 20, 1985, the City Council concurrently designated the Central Place Urban Renewal Area as a tax increment district to provide financial assistance in meeting the goals and objectives of the Plan; and

WHEREAS, the purpose of the proposed Eighteenth Amendment to the Plan, which is on file and available for inspection in the office of the City Clerk, is to:

- Amend “Attachment B – Proposed Projects: Central Place Industrial Park Redevelopment Program Urban Renewal Plan” and make amendments to the Public Improvement Projects and Descriptions.
 - Update project description and increase the estimated cost allowed for “2nd Avenue Reconstruction;”
 - Add a new project, “2nd Avenue Bridge” and establish a not to exceed project cost;
 - Update project description and increase the estimated cost allowed for Maine Street Reconstruction
- Update Attachment C - Financial Condition Report Central Place Industrial Park Redevelopment Program Urban Renewal Plan; and

WHEREAS, on April 18, 2022, by Roll Call No. 22-0604, the City Council resolved that a public hearing be held on May 23, 2022, at 5:00 p.m., in the City Council Chambers; and

WHEREAS, the Urban Design Review Board reviewed the proposed Eighteenth Amendment at its regular meeting on April 19, 2022, and voted 9-0 with one member abstaining in support of recommending approval of the Eighteenth Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines Register on May 11, 2022, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; 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



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Transit Authority of a consultation meeting on the proposed Eighteenth Amendment held on May 4, 2022; 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 Eighteenth Amendment; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Eighteenth 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 Eighteenth Amendment to the Urban Renewal Plan for the Central Place Industrial Park Redevelopment Program 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 Eighteenth 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 Central Place Industrial Park Redevelopment Program Urban Renewal Area is hereby amended as set forth in the Eighteenth Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Central Place Industrial Park Redevelopment Urban Renewal Area, as amended by the Eighteenth Amendment, is hereafter in full force and effect.
4. The City Clerk is directed to cause the Eighteenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 22-246)

MOVED by Sheumaker to adopt.

SECOND by Boesen.

FORM APPROVED:

/s/ Gary D. Goudelock
Gary D. Goudelock
Assistant City Attorney



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO				✓
MANDELBAUM	✓			
SHEUMAKER	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			1

MOTION CARRIED

APPROVED

J. M. Franklin Cownie Mayor

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.

P. Kay Cmelik

City Clerk