

Date November 21, 2022

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED  
THIRTY FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE  
METRO CENTER URBAN RENEWAL AREA AND ADOPTING SAME**

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council approved the Metro Center Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Metro Center 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, the Metro Center Urban Renewal Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and

WHEREAS, the City Council desires to consider a proposed Thirty First Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
  - Indigo Dawn, LLC, 1601 6<sup>th</sup> Avenue, 4,700-square-foot mixed-use development
  - 106 SW 7<sup>th</sup> Street, LLC, 106 SW 7<sup>th</sup> Street and 113 SW 8<sup>th</sup> Street, 4-story office 46,800-square-foot office building and 2-story, 19,500-square-foot commercial building;
  - ONESPEED DSM, L.L.C., 303 Scott Avenue, 9,500-square-foot commercial building;
  - Ashworth Development LLC, 1714 6<sup>th</sup> Avenue, 4-story, 32-unit mixed-use project
  - EMC Stairway Agreement, 701 Walnut, stairway for future urban park and to include these new projects and material amendments to existing projects and updated text for other previously-approved projects in the amended and updated Appendix C --Approved Economic Development and Redevelopment Activities.
  - Market District – amendments and restatement of urban renewal development agreement to allow increased TIF rebate for projects commencing construction within next five years and amending various other provision
  - 13<sup>th</sup> & Mulberry, LLC and 13<sup>th</sup> and Mulberry Multifamily first amendment of urban renewal development agreement for construction of a 5-story mixed-use building
  - River's Edge, LP, 214 Jackson Avenue, construction of two buildings of multifamily residential construction to provide approximately 216 apartment units.



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- Update the Financial Condition Report to reflect the new project and material amendment to existing projects incorporated in Appendices C and D.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to provide a listing of projects scheduled 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 (2021/22 – 2025/26) and including acquisition of 1200 Mulberry Street parking structure; and

WHEREAS, on October 3, 2022, by Roll Call No. 22-1641, the City Council resolved that a public hearing be held on November 7, 2022, at 5:00 p.m.; 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 Thirty First Amendment held by electronic means on October 19, 2022 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 Thirty First Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines Register on November 9, 2022, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and

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 Thirty First Amendment to the Urban Renewal Plan for the Metro Center 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 Thirty 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 Metro Center Urban Renewal Area is hereby amended as set forth in the Thirty First Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Metro Center Urban Renewal Area, as amended by the Thirty First Amendment, is hereafter in full force and effect.



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4. The City Clerk is directed to cause the Thirty First Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

5. The Director of the Office of Economic Development or her designee are directed to submit a copy of the fully executed Amendment to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings and to enable the Finance Director to make any appropriate disclosure filings in accordance with the City's adopted revised Disclosure Policy.

(Council Communication No. 22-548)

MOVED by Mandelbaum to adopt.

SECOND by Gatto.

**FORM APPROVED:**

/s/ Lisa A. Wieland  
Lisa A. Wieland  
Assistant City Attorney

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

**CERTIFICATE**

I, Laura Baumgartner, 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.

Laura M. Frank Mayor

Laura Baumgartner City Clerk