



Date May 23, 2023

RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED ELEVENTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE INGERSOLL-GRAND URBAN RENEWAL AREA AND ADOPTING SAME

WHEREAS, on July 9, 2012, by Roll Call No. 12-1113, the City Council approved the Ingersoll-Grand Commercial Urban Renewal Plan (the “Urban Renewal Plan”) which seeks to enhance private development within the Ingersoll-Grand Commercial Urban Renewal Area through provision of infrastructure improvements and economic development assistance that is provided, in part, with tax increment revenues generated in the urban renewal area; and

WHEREAS, the Ingersoll-Grand Commercial Urban Renewal Area is generally located along and between Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street; and

WHEREAS, the City’s Office of Economic Development has prepared a proposed Eleventh Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area (the “Eleventh Amendment”), and the purpose of the proposed Eleventh Amendment to the Plan, which is on file and available for inspection in the office of the City Clerk, is to:

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
- Amend and update Appendix D – *Approved Public Improvement Projects* to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
 - Updated funding for Ingersoll-Grand Streetscape – MLK Jr. Parkway to 42nd Street
- Update Appendix E – *Approved Economic Development and Redevelopment Projects and Activities* to amend the provision of financial assistance from tax increment revenues in the Ingersoll-Grand Commercial Urban Renewal Area for the following projects:
 - Terrace Hill I, L.L.C. – 2515 and 2525 Grand Avenue. The amendment to the Development Agreement provides for a revision to the economic development grant schedule; and

WHEREAS, on April 10, 2023, by Roll Call No. 23-0487, the City Council resolved that a public hearing on the proposed Eleventh Amendment be held at 5:00 p.m., on May 22, 2023, in the City Council Chambers; and

WHEREAS, the Urban Design Renewal Board reviewed the proposed Eleventh Amendment at its meeting on April 18, 2023, and the members present voted 8-0 in support of a motion to recommend that the proposed Eleventh Amendment be approved; and



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WHEREAS, notice of this public hearing was published in the Des Moines Register on May 10, 2021, 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 Transit Authority of a consultation meeting in the OED Conference Room 151, at the Armory, at 11:00 a.m. on April 25, 2023; 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 of the proposed division of revenue from the tax increment from the Ingersoll-Grand Commercial Urban Renewal Area; and

WHEREAS, the public hearing on the Eleventh Amendment has now been opened and all persons or organizations desiring to be heard regarding the proposed Eleventh 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 Eleventh Amendment is hereby closed, and any and all comments and objections to said Amendment, if any, are hereby received and filed.
2. The Eleventh Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is hereby approved and adopted, and shall hereafter be in full force and effect.
3. The City Clerk is hereby authorized and directed to file a certified copy of the Eleventh Amendment and of this Resolution in the office of the Polk County Recorder.



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(Council Communication No. 23-240)

MOVED by Mandelbaum to adopt. SECOND by Boesen

FORM APPROVED:

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

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

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.

J. M. Franklin Cownie Mayor

Laura Baumgartner City Clerk