



Roll Call Number

33-0769

Agenda Item Number

54

Date May 22, 2023

RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED THIRTY-SECOND 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-Second Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend and update Appendix C – Approved Economic Development and Redevelopment Activities to include details of previously approved provisions 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:
 - 13th & Mulberry, LLC, 213 13th Street and the adjacent lot west of 13th Street, amended provision of financial assistance for Phase 2 of the project;
 - Botanical Center, 909 Robert D. Ray Drive, \$400,000 reduction in economic development grant;
 - Hoyt, LLC, 610 16th Street, new construction of a 3-story, 47-unit apartment building with underground parking;
 - Indigo Dawn, LLC, 1601 6th Avenue – renamed project to Des Moines Town Hall, LP;
 - OpenLoop Health, Incorporated, sponsorship of application for financial assistance to the Iowa Economic Development Authority under the High Quality Jobs Program and forgivable loan;
 - Turrim, LLC, 515 Walnut Street, new construction of a 33-story, 390-unit apartment tower.
 - Union at Rivers Edge, LP, 1600 Indianola Avenue, new construction of a 6-story, 192-unit multi-family apartment building and a 3-story, 24-unit apartment building;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.



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- 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 for Fiscal Year 2022/23 through Fiscal Year 2026/27.
- Update the Financial Condition Report to reflect the new projects added to Appendix C of the Urban Renewal Plan and material amendments to existing projects incorporated in Appendices C and D.

WHEREAS, a copy of the proposed Thirty-Second Amendment is on file and available for public inspection in the office of the City Clerk; and

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Thirty-Second Amendment at its regular meeting on April 18, 2023, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

WHEREAS, on April 10, 2023, by Roll Call No. 23-0489, the City Council resolved that a public hearing be held on May 22, 2023, 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-Second Amendment held 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 to the division of tax increment revenues proposed by the Thirty-Second Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register as 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-Second 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



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Council finds that the Thirty-Second 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-Second 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-Second Amendment, is hereafter in full force and effect.

4. The City Clerk is directed to cause the Thirty-Second 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. 23-242)

MOVED by Mandelbaum to adopt.

SECOND by Voss.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.
Deputy City Attorney

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.

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

MOTION CARRIED

APPROVED

J. M. Franklin Cowrie Mayor

Laura Baumgartner

City Clerk