



Roll Call Number

24-0868

Agenda Item Number

27

Date June 17, 2024

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED THIRTY-FIFTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE METRO CENTER URBAN RENEWAL AREA

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-Fifth 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:
 - American Equity Investment Life Insurance Company – Economic Development Grant for building improvements related to their business relocation with approximately 650 jobs to 1100 Locust Street in Downtown Des Moines, and
 - Ruan Development Partners, LLC - for the conversion of an existing office building at 601 Locust Street to a 221-unit multi-family residential building, including commercial uses on the skywalk level.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for Principal Park in FY24/25 and FY25/26, and to add annual funding for streetscape maintenance and improvements; and,

WHEREAS, a copy of the proposed Thirty-Fifth 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-Fifth Amendment at its regular meeting on July 16, 2024, 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.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

Date June 17, 2024

1. A public hearing shall be held before the City Council to consider the proposed Thirty-Fifth Amendment to the Metro Center Urban Renewal Plan at 5:00 p.m. on August 5, 2024, in the City Council Chambers at City Hall.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Sections 362.3 and 403.5 of the Iowa Code.
3. The proposed Thirty-Fifth Amendment is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the Director in accordance with Iowa Code §403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Thirty-Fifth Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 24- 271)

MOVED by Gatto to adopt. Second by Voss.

FORM APPROVED:

Thomas G. Fisher Jr.

Thomas G. Fisher Jr., Deputy City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

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.

MOTION CARRIED APPROVED

Connie Boeser Mayor

Laura Baumgartner City Clerk