



Roll Call Number

24-0906

Agenda Item Number

51B

Date June 17, 2024

RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED URBAN RENEWAL PLAN FOR THE SE INDUSTRIAL URBAN RENEWAL AREA

WHEREAS, the City Council desires to consider the use of its urban renewal powers to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, to facilitate the development and redevelopment of commercial uses to create and retain jobs in the City of Des Moines, to improve public infrastructure and to attract new economic investment leading to increased taxable valuation within the proposed SE Industrial Road Urban Renewal Area which consists of approximately 375 acres generally located along East Army Post Road, west of SE 45th Street and east of SE 36th Street, bounded to the north by Hart Avenue and E Pine Avenue to the south, near the southeast City of Des Moines corporate boundary; and,

WHEREAS, the City Manager has prepared a proposed Urban Renewal Plan for the SE Industrial Urban Renewal Area (the "proposed urban renewal plan"), which is on file in the office of the City Clerk and available for inspection by the public electronically on the City of Des Moines website; and

WHEREAS, the proposed urban renewal plan seeks to encourage and assist with the above-described urban renewal purposes within the proposed SE Industrial Road Urban Renewal Area, and to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuations, though provision of economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and

WHEREAS, on May 6, 2024, by Roll Call No. 24-0660, the City Council resolved that a public hearing on the proposed Plan be held on June 17, 2024 at 5:00 p.m. in the Council Chambers at 400 Robert D. Ray Dr., Des Moines, Iowa 50309; and

WHEREAS, the Urban Design Review Board reviewed the proposed urban renewal plan at a special meeting on May 21, 2024 and a consensus of the Board members present at such meeting unanimously recommended approval of the Plan as presented; and

WHEREAS, the City Plan and Zoning Commission reviewed the proposed urban renewal plan at its regular meeting on June 6, 2024 for conformity with the City's comprehensive plan, PlanDSM: Creating Our Tomorrow Plan, and voted 13-0 in support of a motion to recommend APPROVAL of the request to amend PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Development Reserve within a Neighborhood Node, Low Density Residential, High Density Residential, Public/Semi-Public, and Neighborhood



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Mixed-Use to Industrial and Industrial within a Neighborhood Node in order to render this Urban Renewal Plan compliant with the City's comprehensive plan; and

WHEREAS, on June 17, 2024 by Roll Call No. 24-0905, the City Council voted 7 to ~~0~~ to amend PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Development Reserve within a Neighborhood Node, Low Density Residential, High Density Residential, Public/Semi-Public, and Neighborhood Mixed-Use to Industrial and Industrial within a Neighborhood Node; and

WHEREAS, notice of the public hearing on the proposed urban renewal plan was published in the Des Moines Register as required by law, setting 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 Community School District, Polk County, Des Moines Area Community College and Des Moines Area Regional Transit Authority of a consultation meeting held by electronic means at 10:00 a.m. on May 23, 2024; and

WHEREAS, the City has received no requests from the Des Moines Independent Community 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 urban renewal area; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Plan 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 SE Industrial Urban Renewal Area is hereby closed.
2. Upon consideration of the recommendation of the Urban Design Review Board and the Plan and Zoning Commission, and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:
 - a) The proposed Plan conforms to PlanDSM: Creating our Tomorrow Plan, as amended, for the development of the City as a whole.
 - b) The Plan does not provide for the acquisition of any land by the City, and does not identify any land planned for acquisition. However, easements may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.
4. The Urban Renewal Plan for the SE Industrial Urban Renewal Area is hereby approved and adopted, and shall hereafter be in full force and effect.



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5. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder.

(Council Communication No. 24-272)

Moved by Gatto to adopt. Second by Voss

APPROVED AS TO FORM:

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

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, COLEMAN, WESTERGAARD, MANDELBAUM, GATTO, 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.

MOTION CARRIED APPROVED
Connie Boesen Mayor

Laura Baumgartner City Clerk