



Roll Call Number

25-0449

Agenda Item Number

36

Date March 24, 2025

APPROVAL OF THE UNION PARK NEIGHBORHOOD AND THE NORTH OF GRAND/WOODLAND HEIGHTS NEIGHBORHOOD REVITALIZATION PLANS AS ELEMENTS OF THE PLANDSM: CREATING OUR TOMORROW PLAN

WHEREAS, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted Plan DSM: Creating Our Tomorrow; and

WHEREAS, on June 25, 2018, by Roll Call No. 18-1099, the City Council received a report prepared by consultant czbLLC regarding strategies for the City's Neighborhood Revitalization Program, including neighborhood planning and revitalization work; and

WHEREAS, on September 24, 2018, by Roll Call No. 18-1617, City Council directed staff to redesign the Neighborhood Revitalization Program, based on recommendations outlined in a report from consulting firm czbLLC titled Neighborhood Revitalization Planning Program Review. The Council also selected four pilot areas called Special Investment Districts (SIDs) in Drake, Franklin, Highland Park-Oak Park and Columbus Park areas. The plans for these areas were completed in early 2019; and

WHEREAS, on June 24, 2019, by Roll Call No. 19-1048, the City Council approved a resolution authorizing the creation of Invest DSM, Inc., an independent non-profit 501c3 corporation, to coordinate the implementation of City-adopted Special Investment District plans for the purposes of neighborhood revitalization; and

WHEREAS, on August 19, 2019, by Roll Call No. 19-1346, the City Council approved a Chapter 28E Agreement by and between the City, Polk County, and Invest DSM, Inc. to facilitate the amount and use of funding to be provided by the City and County to Invest DSM from August 1, 2019 until July 31, 2022, and with said funding to be used by Invest DSM, Inc. for operating expenses and program and project activities associated with Revitalization Plan implementation; and

WHEREAS, on February 21, 2022, by Roll Call No. 22-0244, the City Council approved a new and updated Chapter 28E Agreement by and between the City, Polk County, and Invest DSM, Inc. to continue use of said funding for operating expenses and program and project activities associated with the implementation of existing revitalization plans and planning for new SIDs designated by the Invest DSM, Inc. Board of Directors and approved by the Des Moines City Council, which, in part, set forth Invest DSM's ability to use certain funds to pay expenses related to program and project activities associated with implementation of the revitalization plans for the special investment districts designated by the Invest DSM Board of Directors and approved by the Des Moines City Council; and

WHEREAS, on December 1, 2022, the City Manager accepted a proposal from and hired czbLLC to assess the effectiveness of ongoing efforts City-wide and within the SIDs to identify any needed recalibration of strategies and provide a status report on changes, make determinations, if possible, on the efficacy of Invest DSM's early work, and offer recommendations as appropriate; and

WHEREAS, on July 17, 2023, by Roll Call No. 23-1012, the City Council received and filed the report from czbLLC, entitled Status Report on Neighborhood Revitalization Efforts, 2018 – 2023 ("Report"), which contains findings of the effectiveness of the adopted strategy implemented through Invest DSM, Inc. and the city's ongoing revitalization efforts, and recommendations for next steps related to policy and program activities; and



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WHEREAS, on April 1, 2024, by Roll Call No. 24-0500, the City Council approved the Invest DSM, Inc. Board’s recommendation to designate two new Special Investment Districts in the Union Park and North of Grand/Woodland Heights areas following discussions with city staff and in alignment with the Report; and

WHEREAS, the Union Park Special Investment District is bound by Arthur Avenue on the north, East Washington Avenue on the south, Pennsylvania Avenue and Saylor Road on the west, and East 14th Street on the east, based on existing assets and momentum to build upon, and czbLLC prepared a Neighborhood Revitalization Plan for said area with support from City staff, Invest DSM, and neighborhood input; and

WHEREAS, the North of Grand/ Woodland Heights Special Investment District is bound by I-235 on the north, Ingersoll Avenue on the south, 42nd Street on the west, and Martin Luther King, Jr. Parkway on the east, based on existing assets and momentum to build upon, and czbLLC prepared a Neighborhood Revitalization Plan for said area with support from City staff, Invest DSM, and neighborhood input; and

WHEREAS, on March 6, 2025, the City Plan and Zoning Commission held a hearing on the proposed Neighborhood Revitalization Plans for the Union Park Special Investment District and the North of Grand/ Woodland Heights Special Investment District and voted 11-1 to recommend approval of the plans as an element of the existing PlanDSM: Creating Our Tomorrow Plan, as stated in the attached communication from the Commission; and recommends to the City Council the following:

1. Financing mechanisms used to support redevelopment in each special investment district should provide residents in that district equitable access to participate and opportunity to benefit from any wealth generated through that investment.
2. If financing mechanisms that avoid the direct charge of interest or that provide residents with access to equitable wealth generation are not used, it should be reported why such options are not available and how equity in the special investment districts will be impacted over the next 10 years.
3. The median income of each special investment district should be used in place of county-level median income when developing programs and evaluating impact.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the Plan and Zoning Commission is hereby received and filed, and that the Neighborhood Revitalization Plans for the Union Park Special Investment District and the North of Grand/ Woodland Heights Special Investment District are hereby approved and adopted as elements of the existing PlanDSM: Creating Our Tomorrow Plan.

(Council Communication No. 25-115)



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MOVED BY Gatto TO ADOPT. SECOND BY Coleman

FORM APPROVED:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(COMP-2025-000004)(COMP-2025-000005)

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