

**Roll Call Number**25-0607**Agenda Item Number**48**Date** April 21, 2025

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED  
FOURTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR  
THE OAK PARK-HIGHLAND PARK URBAN RENEWAL AREA AND ADOPTING  
SAME**

WHEREAS, on June 8, 2020, by Roll Call No. 20-0949, the City Council approved the Oak Park-Highland Park Urban Renewal Plan (the "Urban Renewal Plan") for the Oak Park-Highland Park Urban Renewal Area, consisting of approximately 57 acres and 115 properties, and generally located along Euclid Avenue between 6<sup>th</sup> Avenue and Cambridge Street and along 6<sup>th</sup> Avenue from Ovid Avenue to Seneca Avenue; and

WHEREAS, the Urban Renewal Plan seeks to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties, to facilitate the development and re-development of commercial, mixed use and residential uses, to create and retain jobs in the City of Des Moines, and to provide a diversity of housing options, all within the proposed Oak Park-Highland Park Urban Renewal Area, and to guide the development of said urban renewal area and to activate new economic investment leading to increased taxable valuations, through 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, the City Council desires to consider a proposed Fourth Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend and update Appendix A – Legal Description(s) to:
  - Amend the legal description of the Oak Park – Highland Park Urban Renewal area; and
  - Include the legal description for the boundary of Oak Park-Highland Park TIF District No. 6.
- Amend and update Appendix B - *Financial Condition Report* to reflect the new projects' projected assessments and incentives.
- Amend Appendix C – *Approved Economic Development and Redevelopment Projects* to approve the provision of financial assistance from tax increment revenues in the Oak Park – Highland Park Urban Renewal Area for the following projects:
  - Highland Park Flats, LLC – 3608-3610 5<sup>th</sup> Avenue
  - Highland Park SSMID
- Amend and replace Map 1 to show the updated urban renewal boundary, as well as the updates to the associated TIF districts; and

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WHEREAS, on March 24, 2025, by Roll Call No. 25-0439, the City Council resolved that a public hearing be held on April 21, 2025, at 5:00 p.m.; and

WHEREAS, the Urban Design Review Board met on March 25, 2025, and recommended approval of said Fourth Amendment; 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 Fourth Amendment held by electronic means on April 3, 2025; 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 Fourth Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines Register on April 9, 2025, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Fourth 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 Fourth Amendment to the Urban Renewal Plan for the Oak Park-Highland Park 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 Council finds that the Fourth 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 Oak Park-Highland Park Urban Renewal Area is hereby amended as set forth in the Fourth Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area, as amended by the Fourth Amendment, is hereafter in full force and effect.

4. The City Clerk is directed to cause the Fourth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.



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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. 25- 167 )

MOVED by Westergaard to adopt.

SECOND by Coleman.

**FORM APPROVED:**/s/ Lisa A. Wieland

Lisa A. Wieland

Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS     | PASS | ABSENT |
|----------------|------|----------|------|--------|
| BOESEN         | ✓    |          |      |        |
| SIMONSON       | ✓    |          |      |        |
| VOSS           | ✓    |          |      |        |
| COLEMAN        | ✓    |          |      |        |
| WESTERGAARD    | ✓    |          |      |        |
| MANDELBAUM     | ✓    |          |      |        |
| GATTO          | ✓    |          |      |        |
| TOTAL          | 7    |          |      |        |
| MOTION CARRIED |      | APPROVED |      |        |

Connie Boesen

Mayor

**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.

Laura Baumgartner

City Clerk