



**Date** April 21, 2025

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED  
THIRTY-SIXTH 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-sixth 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:
  - 509 SE 6<sup>th</sup>, LLC - Construction of Foundry Lofts, a 46-unit apartment building at 509 SE 6<sup>th</sup> Street
  - 515 Walnut LLC – Construction of a 33-floor high rise apartment building containing 390 apartment units connected to the skywalk system at 515 Walnut Street
  - Lawmark LP - Renovation of the Financial Center Building at 606 Walnut Street as a mixed-use residential building containing no less than 200 housing units and amenities at 606 Walnut Street
  - Newbury Management Company and Newbury Commons Associates, L.P. - Construction of Newbury Commons, a 49-unit apartment building located at 401 SE 7<sup>th</sup> Street
  - Riverview Parking, LLC - Construction of a multilevel parking structure with a minimum of 249 parking stalls at 216 East Court Avenue
  - North Des Moines Town Hall/1601 6<sup>th</sup> Avenue - renovation of a 4,800-square-foot historic two (2) story building at 1601 6<sup>th</sup> Avenue and construction of a mixed-use building located at 1605, 1609, and 1619 6<sup>th</sup> Avenue,

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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- Update the Financial Condition Report to reflect the new project and material amendment to existing projects incorporated in Appendices C and D.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for
  - Design and construction of skywalk infrastructure for the purpose of connecting the 5<sup>th</sup> & Walnut parking structure to the skywalk system.
  - The installation of Portland Loo restrooms to address a critical need for accessible, clean, and secure public restrooms in Downtown Des Moines.

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

WHEREAS, the Urban Design Review Board reviewed the proposed Thirty-Sixth Amendment at its regular meeting on April 1, 2025, and voted 7-0 recommending approval of the Nineteenth Amendment; and

WHEREAS, on March 24, 2025, by Roll Call No. 25-0442, the City Council resolved that a public hearing be held on April 21, 2025, 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-Fifth Amendment held 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 Thirty-Sixth Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on April 9, 2025, in accordance with 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-Sixth Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is hereby closed.



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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 Thirty-Sixth 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-Sixth 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-Sixth Amendment, is hereafter in full force and effect.

4. The City Clerk is directed to cause the Thirty-Sixth 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. 25-164)

MOVED by Mandelbaum to adopt. Second by Gatto.

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney

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

MOTION CARRIED

APPROVED

**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.

Connie Boesen

Mayor

Laura Baumgartner

City Clerk