



Roll Call Number

25-1241

Agenda Item Number

56

Date September 8, 2025

**RESOLUTION HOLDING PUBLIC HEARING ON THE ADOPTION OF THE
URBAN RENEWAL PLAN FOR THE RIVERVIEW
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 Riverview Urban Renewal Area which consists of 101 parcels, equating to approximately 59 acres, and is generally east of Riverview Park and the Des Moines River, extending to 2nd Avenue south of Corning Avenue and north of Sheridan Avenue and also extending north to Ovid Avenue along the 6th Avenue corridor; and,

WHEREAS, the City Manager has caused to be prepared a proposed Urban Renewal Plan for the Riverview Urban Renewal Area (the "proposed urban renewal plan"), which is on file in the office of the City Clerk; and

WHEREAS, the proposed urban renewal plan seeks to encourage and assist with the above-described urban renewal purposes within the proposed Riverview 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 August 4, 2025, by Roll Call No. 25-1057, the City Council resolved that a public hearing on the proposed Plan be held on September 8, 2025 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 meeting on August 19, 2025 and all members present voted unanimously to recommend 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 August 21, 2025 for conformity with the City's comprehensive plan, PlanDSM: Creating Our Tomorrow Plan, and voted 7-2 with 5 members absent to find the Plan in conformance with PlanDSM, as amended; and

WHEREAS, notice of the public hearing on the proposed urban renewal plan and amendment to PlanDSM were 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 11:00 AM on August 21, 2025; and



Roll Call Number

25-1241

Agenda Item Number

56

Date September 8, 2025

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 hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Urban Renewal 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. Any objections to the Riverview Urban Renewal Plan are hereby overruled and the public hearing on the Riverview Urban Renewal Plan 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 Riverview Urban Renewal Area is hereby approved and adopted, and shall hereafter be in full force and effect.
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. 25-332)

Moved by Westergaard to adopt. Second by Gatto

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.

Assistant City Attorney



Roll Call Number

25-1241

Agenda Item Number

56

Date September 8, 2025

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