



Roll Call Number

25-1242

Agenda Item Number

57

Date September 8, 2025

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE SE
INDUSTRIAL URBAN RENEWAL AREA**

WHEREAS, on June 17, 2024, by Roll Call No. 24-0906, the City Council approved the SE Industrial Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the SE Industrial 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 SE Industrial Urban Renewal Area encompasses 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 Council desires to consider a proposed First Amendment to the Urban Renewal Plan to add Appendix D – Approved Public Improvement Projects to approve the provision of financial assistance from tax increment revenues in the SE Industrial Urban Renewal Area for the following projects:

- Certified Site Pre-Development project for the survey, traffic study, stormwater study and additional predevelopment activities on and adjacent to the certified site.
- East Army Post Road & Infrastructure Improvements project for the reconstruction, enhancement, and widening of East Army Post Road for the purpose of appropriately serving the certified site and providing necessary access to the east interchange.
- Certified Site Interior Public Roadway & Infrastructure Construction project for the study, design, and construction of a north-south public roadway and related utility infrastructure through the certified site.

WHEREAS, a copy of the proposed First 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 First Amendment at its regular meeting on August 19, 2025, and voted 7-0 recommending approval of the First Amendment; and

WHEREAS, on August 4, 2025, by Roll Call No. 25-1058, the City Council resolved that a public hearing be held on September 8, 2025, at 5:00 p.m.; and,



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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 First Amendment held on August 21, 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 First Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register 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 First Amendment to the Urban Renewal Plan for the SE Industrial 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 First 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 SE Industrial Urban Renewal Area is hereby amended as set forth in the First Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the SE Industrial Urban Renewal Area, as amended by the First Amendment, is hereafter in full force and effect.

4. The City Clerk is directed to cause the First 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 his 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. 25-333)



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MOVED by Gatto to adopt. Second by Voss.

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 Breen

Mayor

Laura Baumgartner

City Clerk