



Date August 3, 2026

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
THIRTY-EIGHTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR
THE METRO CENTER URBAN RENEWAL AREA AND ADOPTING SAME**

WHEREAS, on March 20, 2000 by Roll Call No. 00-788 and 00-789, the City Council approved the Metro Center Urban Renewal Plan (the "Urban Renewal Plan") for the Metro Center Urban Renewal Area, encompassing 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-Eighth Amendment to the Urban Renewal Plan; and

WHEREAS, the purpose of the Thirty-Eighth Amendment to the Urban Renewal Plan is 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:
 - JDS Real Estate Investments LLC / 108 3rd Street – Rehabilitation of a 33,540-square-foot office building
 - Iowa Soccer Development Foundation, Inc. Lease Agreement
 - Iowa Soccer Development Foundation, Inc. Grant Agreement
 - OpenLoop Health, Inc.
 - Termination of Iowa Economic Development Authority (IEDA) contract under the High Quality Jobs (HQJ) Program
 - Approval of First Amendment to the Development Agreement
 - Ruan Redevelopment Partners, LLC / 601 Locust Street – First Amendment to the Development Agreement for conversion of an existing office building to a 221-unit multi-family residential building
 - Restore the Core DSM: Ground Floor Activation Program – A matching grant program designed to incentivize occupancy and activation of chronically vacant ground floor commercial spaces within the core business district downtown.
 - Threshing Warehouse, LLC / 108 SE 4th Street – Historic renovation of the existing 2-story warehouse building into office spaceand 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.
- Update the Financial Condition Report to reflect the new projects and material amendments to existing projects incorporated in Appendices C and D.

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- Amend and update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for:
 - Principal Park Improvements
- Update Maps 4.1 and 5.1 to designate additional parcels for acquisition and disposition for redevelopment.

and

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

WHEREAS, the Urban Design Review Board review the proposed Thirty-Eighth Amendment at its regular meeting on July 7, 2026, and voted 7-0 to recommend approval of the Thirty-Eighth Amendment; and

WHEREAS, on June 29, 2026, by Roll Call Number 26-0743, the City Council resolved that a public hearing be held on August 3, 2026, at 5:00p.m. in the Council Chambers at City Hall, 1200 Locust Street, Des Moines, Iowa to consider the Thirty-Eighth Amendment; and

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, the Des Moines Area Community College, and the Des Moines Area Regional Transit Authority of a consultation meeting held on July 9, 2026; and

WHEREAS, Representatives from Polk County attended the consultation meeting and did not request any modifications to the proposed Thirty-Eighth Amendment; and

WHEREAS, notice of this public hearing was published in the Des Moines register on July 22, 2026, 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-Eighth Amendment to the Metro Center Urban Renewal Plan for the Metro Center Urban Renewal Area is hereby closed.
2. Upon consideration of the recommendation of the Urban Design Review Board and all other recommendations and statements from other parties and organizations, the City Council finds the Thirty-Eighth Amendment to the plan conforms to the PlanDSM: Creating Our Tomorrow, the comprehensive plan for the development of the City as a whole.

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3. The Urban Renewal Plan for the Metro Center Urban Renewal Area is hereby amended as set forth in the Thirty-Eighth 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-Eighth Amendment, is hereafter in full force and effect.
4. The City Clerk is directed to cause the Thirty-Eighth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.
5. As soon as reasonably possible following execution by the Mayor and attestation by the City Clerk, the City Clerk is directed to submit a copy of the fully executed Thirty-Eighth Amendment to the Metro Center Urban Renewal Plan to the Finance Department to determine whether disclosure or filing is required for Electronic Municipal Market Access.

(Council Communication No. 26-273)

MOVED by Mandelbaum to adopt.SECOND by Gatto.**FORM APPROVED:**

/s/ Emily A. Duffy
Emily A. Duffy
Assistant City Attorney

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

MOTION CARRIED

APPROVED

Connie Breen

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