



Roll Call Number

26-0523

Agenda Item Number

39

Date April 20, 2026

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
SIXTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR
THE OAK PARK-HIGHLAND PARK URBAN RENEWAL AREA**

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 6th Avenue and Cambridge Street and along 6th 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 Sixth Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend and replace Section I. Introduction, subsection B – Purpose of the Urban Renewal Plan to include acquisition and disposition of property for redevelopment.
- Amend and replace Section III, Urban Renewal Plan Elements, subsection A – Plan Goals and Objectives to add acquisition and disposition of real estate.
- Amend and replace Section IV – Urban Renewal Plan Implementation, subsection C(2) – Funding and Financing: Economic Development Assistance, to add acquisition and disposition of real estate for reinvestment, renovation, and redevelopment opportunities.
- Amend and update Appendix B - Financial Condition Report to reflect projects' projected assessments, incentive obligations, and planned expenses.
- Add Map 5 – Acquisition Parcels, as an Attachment
- Add Map 6 – Disposition Parcels, as an Attachment



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WHEREAS, a copy of the proposed 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 Sixth Amendment at its regular meeting on March 24, 2026, and voted 10-0 recommending approval of the Sixth Amendment; and,

WHEREAS, on March 9, 2026, by Roll Call No. 26-0300, the City Council resolved that a public hearing be held on April 20, 2026, 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 Sixth Amendment held on March 19, 2026; 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 Sixth Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on April 8, 2026, in accordance with Section 403.5(3) of the Iowa Code.

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 Sixth Amendment to the Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area is hereby closed.
2. The Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area is hereby amended as set forth in the Sixth 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 Sixth Amendment, is hereafter in full force and effect.
3. The City Clerk is directed to cause the Sixth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.
4. The City Clerk is directed to submit a copy of the Sixth Amendment to the Finance Department to determine whether disclosure or filing is required for Electronic Municipal Market Access.



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(Council Communication No. 26-150)

MOVED by Westergaard 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	✓			
BARRON	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

Connie Bauer

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