


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-187	Meeting:	April 10, 2023
	Agenda Item:	21	Roll Call:	23-0489
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Set date of public hearing on the proposed 32nd Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 32nd Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area for the May 22, 2023, City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools, Des Moines Area Community College, and Des Moines Area Regional Transit.

FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 32nd amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenues are now listed in the plan text and are subject to separate City Council action.

ADDITIONAL INFORMATION:

- The purpose of this 32nd Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area 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:
 - 13th & Mulberry, LLC, 213 13th Street and the adjacent lot west of 13th Street, amended provision of financial assistance for Phase 2 of the project;
 - Botanical Center, 909 Robert D. Ray Drive, \$400,000 reduction in economic development grant; an American Rescue Plan Act (ARPA) grant backfills the reduction and provides additional funding totaling \$1M;
 - HOA Development, LLC, 603 East 6th Street, new construction of a 7-to-8-story mixed use apartment building;

- Hoyt, LLC, 610 16th Street, new construction of a 3-story, 47-unit apartment building with underground parking;
- Indigo Dawn, LLC, 1601 6th Avenue – renamed project to Des Moines Town Hall, LP;
- OpenLoop Health, Incorporated, sponsorship of application for financial assistance to the Iowa Economic Development Authority under the High Quality Jobs Program and forgivable loan;
- Turrin, LLC, 515 Walnut Street, new construction of a 33-story, 390-unit apartment tower;
- Union at Rivers Edge, LP, 1600 Indianola Avenue, new construction of a 6-story, 192-unit multi-family apartment building and a 3-story, 24-unit apartment building;

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.

- 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 provide a listing of projects scheduled for funding from tax increment revenues in the Metro Center Urban Renewal Area during the fiscal years that are set out in the City Capital Improvement Program for Fiscal Year 2022/23 through Fiscal Year 2026/27.

PREVIOUS COUNCIL ACTION(S):

Date: November 21, 2022

Roll Call Number: [22-1840](#)

Action: [On](#) the proposed Thirty First Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area. ([Council Communication No. 22-548](#)) Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: October 4, 2022

Resolution Number: N/A

Action: A consensus of the members present recommended approval of the proposed plan amendment.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Taxing Entities Consultation
- Urban Design Review Board Review and Recommendation
- City Council Public Hearing

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