

Date June 24, 2013

CLOSING PUBLIC HEARING ON THE PROPOSED THIRTEENTH AMENDMENT TO THE METRO CENTER URBAN RENEWAL PLAN AND APPROVING SAME

WHEREAS, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council adopted the Urban Renewal Plan for the Metro Center Urban Renewal Project, and such Plan has been amended twelve times (the urban renewal plan as so amended is herein referred to as the "Plan"); and,

WHEREAS, the Metro Center Urban Renewal Project Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and,

WHEREAS, on May 20, 2013, by Roll Call No. 13-0799, the City Council resolved that a public hearing on the proposed Thirteenth Amendment to the Plan be held on June 24, 2013, at 5:00 p.m., in the City Council Chamber; and,

WHEREAS, the purpose of the proposed Thirteenth Amendment to the Plan, attached hereto as Exhibit "A", is to: (a) approve the Principal Financial corporate headquarters campus redevelopment project, the Hotel Randolph commercial and housing mixed-use renovation project in the vicinity of 4<sup>th</sup> Street and Court Avenue, the Ball Yard Lofts housing redevelopment project in the vicinity of 226 Martin Luther King Jr. Parkway, the Ingersoll Square Phase 3 commercial and housing mixed-use redevelopment project in the vicinity of Martin Luther King Jr. Parkway and Ingersoll Avenue, the Nollen Plaza renovation project and the Rowhouse relocation and construction project at 425 E. Grand Avenue for provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area and include these six new proposed projects in the description of approved economic development and redevelopment activities within the Project Area; (b) approve certain public improvements, streets and parking projects as urban renewal projects for funding from tax increment revenues in the Metro Center Urban Renewal Area; (c) update the Financial Condition Report to reflect the approved projects; and (d) revise the termination date of the Plan to be effective by City Council action; and,

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on May 21, 2013, and has submitted its report and recommendation to the City Council; and,

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on June 12, 2013, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Thirteenth Amendment and public notice were sent by ordinary mail to the Des Moines Independent Community School District, Des Moines Area Community College, and Polk County, and representatives of such taxing entities were also invited to a consultation meeting held in City Hall on May 30, 2013; and,

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Des Moines Area Community College, or Polk County for any modification of the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

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-2-

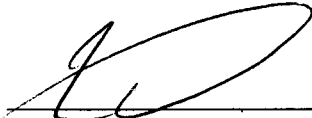
WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Thirteenth Amendment to the Plan have been given the opportunity to be heard; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the proposed Thirteenth Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Project 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 Thirteenth Amendment conforms to the Des Moines 2020 Community Character Land Use Plan, as amended, for the development of the City as a whole.
3. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Thirteenth Amendment attached hereto as Exhibit "A". The Urban Renewal Plan for the Metro Center Urban Renewal Project, as amended by the Thirteenth Amendment thereto, is hereafter in full force and effect.
4. The City Clerk is directed to cause the Thirteenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:



Lawrence R. McDowell  
Deputy City Attorney

(Council Communication No. 13-311 )

Exhibits:

- A - Thirteenth Amendment
- B - Notice

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, 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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk