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Date February 24, 2020

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED TWENTY-SIXTH AMENDMENT TO THE METRO CENTER URBAN RENEWAL PLAN

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 twenty-five 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, the purpose of the proposed Twenty-Sixth Amendment to the Plan, attached hereto as Exhibit "A", is to (a) approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal area for redevelopment projects including the Class A office space renovation development at 611 5th Avenue, the historic renovation for commercial uses at 1201 Keosauqua Way, the multi-family apartment building and rowhome unit redevelopment in the 300 block of Maple Street, the financial assistance for enhanced operations, programs and services of Central Iowa Shelter & Services at 1420 Mulberry Street, revised provision of financial assistance under new replacement development agreement for the senior multi-family residential building development at 401 S.E. 6th Street/400 S.E. 7th Street known as Connolly Lofts; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the Market District street, storm sewer, sanitary sewer and related infrastructure improvements, active transportation multimodal improvements, Downtown paving, Skywalk system repairs and improvements, conversion of 5th Avenue to a two-way street and associated bike lane improvements, supplemental funding to parking system operation, maintenance and repair, S.W. 11th and Tuttle Street intersection traffic and signalization improvements, S.W. 14th Street and MLK Jr. Parkway intersection traffic, signalization, widening and paving improvements, S.W. 16th Street and MLK Jr. Parkway intersection traffic widening and paving improvements, Tuttle Street construction and paving improvements in the vicinity of S.W. 14th and S.W. 16th Streets, Walnut Street Phase 2 renovation and improvements between 2nd Avenue and 10th Street, continuing planning, oversight and administration of the Metro Center Urban Renewal Project and updated and revised funding amounts and schedules for previously approved public improvement projects; (c) update the Financial Condition Report to reflect the approved tax increment funded projects; (d) incorporate an updated analysis of alternative development options and funding to use of tax increment revenues for public buildings including parking garages and Principal Park improvements; and (e) edit text related to approved public improvements; and,

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WHEREAS, the Urban Design Review Board shall review the proposed amendment at its regular meeting on March 24, 2020, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

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

1. A public hearing shall be held before the City Council to consider the proposed Twenty-Sixth Amendment to the Plan at 5:00 p.m. on April 6, 2020, in the City Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.

2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B". Said notice shall be published in the Des Moines Register on March 20, 2020.

3. The Urban Design Review Board is hereby requested to provide a written recommendation on the proposed Twenty-Sixth Amendment to be received prior to the date of public hearing.



Roll Call Number

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4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County and the Des Moines Area Community College and such other affected taxing entities. The consultation meeting shall be held at a time and location to be determined by the City Manager. The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing (Exhibit "B"), and a copy of the proposed Twenty-Sixth Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 20- Attached)

Moved by _____ to adopt.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

Exhibits:

- A – Twenty-Sixth Amendment
- B – Notice

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED	APPROVED			

CERTIFICATE

I, P. Kay Cmelik, 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

NOTICE OF PUBLIC HEARING

The City Council of the City of Des Moines, Iowa, will hold a public hearing on April 6, 2020, at 5:00 p.m., in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, to consider the proposed Twenty-Sixth Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Project (hereinafter referred to as the "Plan"). The Metro Center Urban Renewal Area encompasses an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core.

The purpose of the proposed Twenty-Sixth Amendment to the Plan, attached hereto as Exhibit "A", is to (a) approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal area for redevelopment projects including the Class A office space renovation development at 611 5th Avenue, the historic renovation for commercial uses at 1201 Keosauqua Way, the multi-family apartment building and rowhome unit redevelopment in the 300 block of Maple Street, the financial assistance for enhanced operations, programs and services of Central Iowa Shelter & Services at 1420 Mulberry Street, revised provision of financial assistance under new replacement development agreement for the senior multi-family residential building development at 401 S.E. 6th Street/400 S.E. 7th Street known as Connolly Lofts; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the Market District street, storm sewer, sanitary sewer and related infrastructure improvements, active transportation multimodal improvements, Downtown paving, Skywalk system repairs and improvements, conversion of 5th Avenue to a two-way street and associated bike lane improvements, supplemental funding to parking system operation, maintenance and repair, S.W. 11th and Tuttle Street intersection traffic and signalization improvements, S.W. 14th Street and MLK Jr. Parkway intersection traffic, signalization, widening and paving improvements, S.W. 16th Street and MLK Jr. Parkway intersection traffic widening and paving improvements, Tuttle Street construction and paving improvements in the vicinity of S.W. 14th and S.W. 16th Streets, Walnut Street Phase 2 renovation and improvements between 2nd Avenue and 10th Street, continuing planning, oversight and administration of the Metro Center Urban Renewal Project and updated and revised funding amounts and schedules for previously approved public improvement projects; (c) update the Financial Condition Report to reflect the approved tax increment funded projects; (d) incorporate an updated analysis of alternative development options and funding to use of tax increment revenues for public buildings including parking garages and Principal Park improvements; and (e) edit text related to approved public improvements.

Any person or organization desiring to be heard, for or against the proposed Twenty-Sixth Amendment, will be afforded an opportunity to be heard at such hearing. Any person or organization desiring to submit written material regarding this matter may direct such written material to the Office of the City Clerk, City Hall, 400 Robert D. Ray, Des Moines, Iowa 50309, prior to the start of the City Council meeting on April 6, 2020, at 4:30 p.m.

CITY OF DES MOINES, IOWA
T.M. Franklin Cownie, Mayor