



Date November 9, 2020

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED TWENTY-SEVENTH
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-six 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-Seventh 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 and job creation/retention assistance including the commercial office use renovation development at 213 13th Street and new mixed-use apartment and commercial retail building development on the adjacent lot, the commercial and office use renovation development at 207 E. 2nd Street, the master planned redevelopment of eleven blocks of property in the Market District generally located in the vicinity of E. 4th and Market Streets for a mixed-use dense urban neighborhood for housing, office, commercial, hotel and entertainment, the hotel, commercial use renovation of the Financial Center Building at 207 7th Street, and continuous operation of the Des Moines Regional Transit (DART) downtown D-Line; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area including the urban renewal demolition of buildings on and the operation, maintenance and securing of the former Dico property located in the vicinity of Fleur Drive and Martin Luther King Jr. Parkway, the potential urban renewal demolition of the inactive Skywalk Bridge over Walnut Street west of 7th Street, the potential purchase of approximately two acres of abandoned railroad property from E. 6th Street to E. First Street in the Market District for greenspace and recreational purposes, and the potential purchase of the privately constructed parking structure in the vicinity of 5th Avenue and Walnut Street; (c) update the Financial Condition Report to reflect the approved tax increment funded projects; and (d) incorporate an updated analysis of alternative development options and funding to use of tax increment revenues for public buildings including the potential purchase of the privately constructed parking structure in the vicinity of 5th Avenue and Walnut Street; and,

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WHEREAS, the Urban Design Review Board shall review the proposed amendment at its regular meeting on December 1, 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-Seventh Amendment to the Plan at 5:00 p.m. on December 21, 2020, in the 2nd Floor, MSC Board Room, Richard A. Clark Municipal Services Center, 1551 E. M.L. King Jr. Parkway, Des Moines, Iowa and in accordance with the Governor and Mayor Proclamations related to the COVID-19 outbreak and the City Manager's decision to delay the opening of City buildings to the public, it is impossible and impractical to have physical public access to the City Council meeting location and the public hearing will be conducted electronically with electronic public access.

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 December 4, 2020.

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

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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-Seventh Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 20- Attached)

Moved by _____ to adopt.

FORM APPROVED:

/s/ Lawrence R. McDowell
Lawrence R. McDowell
Deputy City Attorney

Exhibits:
A – Twenty-Seventh Amendment
B – Notice

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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