



Roll Call Number

20-0654

Agenda Item Number

35

Date April 20, 2020

RESOLUTION CLOSING HEARING ON THE PROPOSED SIXTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL AREA AND ADOPTING SAME

WHEREAS, on July 9, 2012, by Roll Call No. 12-1113, the City Council approved the Ingersoll-Grand Commercial Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Ingersoll-Grand Commercial Urban Renewal Area through provision of infrastructure improvements and 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 Ingersoll-Grand Commercial Urban Renewal Area is generally located along and between Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street; and,

WHEREAS, the City Council desires to consider a proposed Sixth Amendment to the Urban Renewal Plan to:

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
• Amend and update Appendix D - Approved Public Improvement Projects to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
• Update Appendix E - Approved Economic Development and Redevelopment Projects to approve the provision of financial assistance from tax increment revenues in the Ingersoll Grand Commercial Urban Renewal Area for the redevelopment of an 87-room hotel at 2525 Grand Avenue and the redevelopment of the existing 2,100-square-foot commercial building at 2515 Grand Avenue.

WHEREAS, on February 24, 2020, by Roll Call No. 20-0341, the City Council resolved that a public hearing be held on April 6, 2020, at 5:00 p.m., in the City Council Chambers to consider the proposed Sixth Amendment, which is on file and available for inspection in the office of the City Clerk; and,

WHEREAS, notice of this public hearing containing the information required by Iowa Code §403.5(3), was published in the Des Moines Register on March 19, 2020; 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 held in the OED Conference Room at City Hall at 3:00 p.m., on March 19, 2020; and,

WHEREAS, on March 23, 2020, by Roll Call No. 20-0585, the City Council continued a number of public hearings previously scheduled for March 23rd and April 7th, including the public hearing on the Sixth Amendment, to a hearing on April 20, 2020, at 5:00 pm in the Second Floor Board Room in the Richard A. Dark Municipal Services Center at 1551 East Martin Luther King Jr. Parkway due to federal, state and City emergency proclamations made in response to the COVID-19 pandemic; and,

WHEREAS, the Urban Design Review Board reviewed the proposed Sixth Amendment at a meeting on March 31, 2020, and the members voted 8-0 in support of a motion to recommend approval of



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the proposed Sixth Amendment, with one of the eight abstaining from that part of the recommendation dealing with the Terrace Hill, LLC, project because of the member's conflict of interest on that project; and,

WHEREAS, the City has received no requests from the Des Moines Independent School District, Polk County, or Des Moines Area Community College for any modification to the division of tax increment revenues proposed by the Sixth Amendment; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Sixth Amendment to the Urban Renewal 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 Sixth Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is hereby closed.
2. The Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is hereby amended as set forth in the proposed Sixth Amendment. The Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area, as amended by the Sixth Amendment thereto, 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

MOVED by Mandelbaum to adopt.

FORM APPROVED:

(Council Communication No. 20-163)

Roger K. Brown

Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			
MOTION CARRIED	APPROVED			

J. M. Franke Cownie
Mayor

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.

P. Kay Cmelik

City Clerk