



Roll Call Number

20-06510

Agenda Item Number

37

Date April 20, 2020

RESOLUTION HOLDING PUBLIC HEARING AND APPROVING PROPOSED TWELFTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE SE AGRIBUSINESS URBAN RENEWAL AREA

WHEREAS, on January 26, 1998, by Roll Call No. 98-275, the City Council adopted the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project, and such Plan has been amended eleven times (the urban renewal plan as amended is hereinafter referred to as the "Plan"); and

WHEREAS, the SE AgriBusiness Urban Renewal Project Area encompasses an irregularly shaped area generally located between S.E. 14th Street and SE 43rd Street, and between Dean Avenue and the Des Moines River; and

WHEREAS, the purpose of the proposed Twelfth Amendment to the Plan, which is on file and available for inspection in the office of the City Clerk, is to:

- Amend Appendix A – Approved Economic Development and Redevelopment Activities to approve the provision of financial assistance from tax-increment revenues in the SE AgriBusiness Urban Renewal Area for the employment, redevelopment, renovation and/or improvement of:
- Des Moines Cold Storage – 60,000-square foot expansion, and any additional similar expansion, to an existing building to receive a 75% TIF rebate until the expiration of the development agreement (assessment year 2032; calendar year 2034).
- Des Moines Transloading Facility – Development, construction and operation of a transloading facility. Updated provision of financial assistance.
Amend Appendix B - Approved Public Improvements, Public Buildings and Street Projects to add the land acquisition funding from tax-increment revenues for the second phase of the Richard A. Clark Municipal Service Center.
Update Exhibit A - Financial Condition Report to reflect the new projects and material amendments to existing projects.
Amend Maps as needed; and

WHEREAS, on February 24, 2020, by Roll Call No. 20-0338, the City Council resolved that a public hearing on the proposed Twelfth Amendment be held on March 23, 2020, at 5:00 p.m., in the Council Chambers; and

WHEREAS, on March 23, 2020, by Roll Call No. 20-0585, the City Council continued said public hearing to the City Council meeting on April 20, 2020; and

WHEREAS, the Urban Design Review Board reviewed the proposed Twelfth Amendment at its meeting on March 31, 2020, and voted 8-0 to approve said Amendment; and



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WHEREAS, notice of this public hearing was published in the Des Moines Register on March 20, 2020, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and

WHEREAS, a copy of the Twelfth Amendment and notice of this hearing was given by ordinary mail to the Des Moines Public School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority, together with notice of a consultation meeting on the Twelfth Amendment which was held on March 19, 2020, by electronic teleconference; and

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

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Twelfth 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 Twelfth Amendment to the Urban Renewal Plan for the SE AgriBusiness 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 Twelfth Amendment conforms to the PlanDSM: Creating Our Tomorrow plan, as amended, for the development of the City as a whole.
3. The Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project is hereby amended as set forth in the Twelfth Amendment. The Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project, as amended by the Twelfth Amendment thereto, is hereafter in full force and effect.
4. The City Clerk is directed to cause the Twelfth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 20-161)

FORM APPROVED:

MOVED by Gatto to adopt.

/s/Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

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.

J. M. Frankin Cownie Mayor

P. Kay Cmelik City Clerk