



Roll Call Number

21-1029

Agenda Item Number

58

Date June 28, 2021

CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-EIGHTH 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 twenty-seven 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 10, 2021 by Roll Call No. 21-0696, the City Council resolved that a public hearing on the proposed Twenty-Eighth Amendment to the Plan be held on June 14, 2021, at 5:00 p.m., in the Council Chambers, City Hall, 400 Robert D. Ray Drive; and

WHEREAS, the purpose of the proposed Twenty-Eighth 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, renovation and/or improvement projects and employment, job creation/retention assistance including a forgivable loan to Accordia Life & Annuity Company (d/b/a Global Atlantic) as City match for the IEDA High Quality Jobs program; redevelopment of approximately 66-acres consisting of two areas of the Project Area: 1) approximately 60-acres at the Stadium District (former Dico property) located in the vicinity east of the Raccoon River and south of West Martin Luther King Jr. Parkway, 2) approximately 6-acres at the Western Gateway District located between High Street and Grand Avenue and between 15<sup>th</sup> and 17<sup>th</sup> Streets; the commercial and residential mixed-use renovation of the of the existing 17,657 square foot commercial building at 112 SE 4th Street, and the revised additional and extended financial assistance for enhanced operation, management and maintenance of the Botanical Center on Robert D. Ray Drive; (b) approve certain public improvement, streets and parking projects for funding from tax increment revenues in the Metro Center Urban Renewal Area during the fiscal years that are set out in the City Capital Improvement Program (2020/21 – 2024/25) and including new projects consisting of replacement and update to downtown pedestrian and wayfinding signage; downtown streetlight banner arm replacements; East Locust streetscape lighting and decorative marker upgrades, replacements and repairs from the Locust Street Bridge to East 7<sup>th</sup> Street; repairs or replacement of the Runnells water feature through the Library block and the adjoining block between 12<sup>th</sup> and 13<sup>th</sup> Streets in the Western Gateway Park; complete Tuttle Street improvements from SW 5<sup>th</sup> to SW 11<sup>th</sup> Streets, and to update and revise amounts and schedules for previously approved public improvement projects; (c) confirm the designation of the former Dico property located in the vicinity east of the Raccoon River and south of West Martin Luther King Jr. Parkway for acquisition and disposition for redevelopment; and (d) update the Financial Condition Report to reflect the approved tax increment funded projects; and,



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WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on June 1, 2021, 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 1, 2021, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-Eighth 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 such other affected taxing entities, and representatives of such taxing entities were also invited to a consultation meeting held on June 1, 2021; and,

WHEREAS, the City has received no objections or requests for modifications from the Des Moines Independent Community School District, Des Moines Area Community College, Polk County or such other affected taxing entities to the Twenty-Eighth Amendment or to the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

WHEREAS, the public hearing was opened on June 14, 2021, and then the hearing continued to June 28, 2021, at 5:00 p.m.; and,

WHEREAS, all persons and organizations desiring to be heard regarding the proposed Twenty-Eighth 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 Twenty-Eighth 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 Twenty-Eighth Amendment conforms to the Plan DSM: Creating Our Tomorrow Plan amendment to the City's Comprehensive Plan for the development of the City as a whole.



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- 3. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Twenty-Eighth Amendment attached hereto as Exhibit "A." The Urban Renewal Plan for the Metro Center Urban Renewal Project, as amended by the Twenty-Eighth Amendment thereto, is hereafter in full force and effect.
- 4. The City Clerk is directed to cause the Twenty-Eighth 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:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.  
Assistant City Attorney

Exhibits:

- A - Twenty-Eighth Amendment
- B - Notice

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

MOTION CARRIED APPROVED

T. M. Franklin 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