



**Roll Call Number**

21-1676

**Agenda Item Number**

41

**Date** November 1, 2021

**CLOSING PUBLIC HEARING ON THE PROPOSED TWENTY-NINTH 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-eight 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 September 13, 2021 by Roll Call No. 21-1413, the City Council resolved that a public hearing on the proposed Twenty-Ninth Amendment to the Plan be held on November 1, 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-Ninth 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 42-unit multi-family residential redevelopment at 1230 6<sup>th</sup> Avenue, a 66-unit multi-family residential redevelopment at 215 SW 9<sup>th</sup> Street, and a 118,400 square foot indoor storage complex and a potential second phase 35,200 square foot indoor storage complex redevelopment at 503 SE 12<sup>th</sup> Street; (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) including a new project consisting of improvements to 2<sup>nd</sup> Avenue from Court Avenue to Interstate 235; and (c) update the Financial Condition Report to reflect the approved tax increment funded projects; and

WHEREAS, the Urban Design Review Board reviewed the proposed amendment at its regular meeting on September 21, 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 October 15, 2021, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, a copy of the Twenty-Ninth 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 October 12, 2021; and,



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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-Ninth Amendment or to 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 Twenty-Ninth 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-Ninth 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-Ninth 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.
3. The Urban Renewal Plan for the Metro Center Urban Renewal Project is hereby amended as set forth in the Twenty-Ninth Amendment attached hereto as Exhibit "A." The Urban Renewal Plan for the Metro Center Urban Renewal Project, as amended by the Twenty-Ninth Amendment thereto, is hereafter in full force and effect.



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- 4. The City Clerk is directed to cause the Twenty-Ninth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 21- 473 Attached)

Moved by Boesen to adopt.

FORM APPROVED:

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

Exhibits:  
 A - Twenty-Ninth Amendment  
 B - Notice

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			1
MOTION CARRIED APPROVED				
<u>Sinda Westergaard</u> 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