



Roll Call Number

21-1749

Agenda Item Number

37A

Date November 15, 2021

**RESOLUTION HOLDING PUBLIC HEARING ON THE ADOPTION OF
THE FOURTH RESTATED URBAN REVITALIZATION PLAN FOR THE
CITYWIDE URBAN REVITALIZATION AREA AND ADOPTING SAME**

WHEREAS, on June 15, 1987, by Roll Call No. 87-2630, the Des Moines City Council adopted a resolution, in accordance with the provisions of Section 404.2(1) of the Urban Revitalization Act, finding that the rehabilitation, conservation, redevelopment, or a combination thereof of the entire area then within the corporation boundaries of the City of Des Moines is necessary in the interest of the public health, safety, or welfare of the residents of the City and the area meets the criteria of Section 404.1 of the Code of Iowa; and

WHEREAS, by Ordinance No. 11,026 passed July 6, 1987, as amended by Ordinance No. 11,065 passed September 21, 1987, the City Council designated the entire area within the corporate boundaries of the City of Des Moines as established on July 7, 1987, as the City-wide Urban Revitalization Area; and

WHEREAS, on September 28, 1987, by Roll Call No. 87-4009, the Des Moines City Council adopted a resolution in accordance with the provisions of Section 404.2(6) of the Act, approving the Urban Revitalization Plan for the City-wide Urban Revitalization Area (the "Original Plan"); and

WHEREAS, on June 16, 1997, by Roll Call No. 97-2126, the City Council approved and adopted the Twenty-first Amendment to the Original Plan, which adopted the Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area (the "First Restated Plan"); and

WHEREAS, on December 5, 2011, by Roll Call No. 11-2085, the City Council adopted the 2011 Omnibus Amendment to amend the First Restated Plan and the eight other urban revitalization plans then existing in the City of Des Moines, merge the other eight urban revitalization areas into City-wide Urban Revitalization Area, expand the City-wide Urban Revitalization Area to include the entire City of Des Moines as it then existed and as thereafter expanded by later annexations, extend the duration of the City-wide Urban Revitalization Area, and adopt the Second Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area; and

WHEREAS, on October 26, 2015, by Roll Call No. 15-1816, the City Council approved and adopted the Third Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the "Third Restated Plan") to further extend the duration of the Citywide Urban Revitalization Area, amend the tax exemption schedules for various classes of improvements, discontinue tax abatement for multi-family properties not located within the proposed Targeted Multiple-Family Residential Map attached to said Plan, provide an exemption to allow "rowhome" type developments with eight or fewer units to obtain tax abatement, and make other

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changes as set forth in the Third Restated Plan, which Plan was thereafter amended by City Council resolutions; and

WHEREAS, the City Manager recommends that the City Council again amend the City's Urban Revitalization Plan as set forth in the proposed Fourth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the "Fourth Restated Plan"), in form on file in the office of the City Clerk and as described in Council Communication No. 21-504 submitted herewith, which amendments include but are not limited to:

- extending the duration of the Citywide Urban Revitalization Area and Plan until December 31, 2028, with an additional year for the completion of improvements commenced by December 31, 2028,
- amending the tax exemption schedules for the actual value added by various classes of improvements to real estate, and
- adding declining schedules for new construction of missing middle housing containing 2 to 12 dwelling units and Accessory Household Units, and for certain improvements incorporating additional energy efficiency and sustainability criteria; and

WHEREAS, on November 1, 2021, by Roll Call No. 21-1660, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on October 21, 2021, its members voted 9-0 in support of a motion to recommend that the proposed Fourth Restated Plan is in conformance with the PlanDSM: Creating Our Tomorrow comprehensive plan; and

WHEREAS, on November 1, 2021, by Roll Call No. 21-1660, the City Council scheduled a public hearing on the proposed Fourth Restated Plan to be held on November 15, 2021, at 5:00 p.m., in the Council Chambers at City Hall; and

WHEREAS, due notice of the public hearing was published in the Des Moines Register on November 4, 2021, as provided by law; and

WHEREAS, all persons appearing at the hearing and desiring to be heard regarding the Fourth Restated 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 that:

1. Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to the proposed Fourth Restated Plan are hereby overruled, and the hearing is closed.

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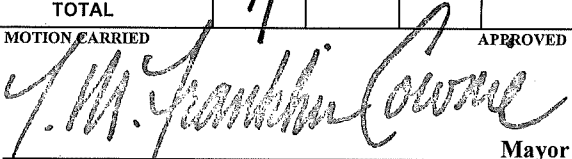
- The proposed Fourth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area, in form on file in the office of the City Clerk, is hereby approved and adopted.

(Council Communication No. 21- 504)

MOVED by Mandelbaum to adopt and direct the City Manager to hold work sessions and stakeholder meetings for an additional amendment to be presented in April 2022.

FORM APPROVED:


/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			
MOTION CARRIED	APPROVED			
 J. M. Franklin Cowme 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