



Roll Call Number

22-0098

Agenda Item Number

18 ✓

Date January 24, 2022

RESOLUTION IN SUPPORT OF THE PROPOSED FINAL APPLICATION FOR THE MERLE HAY MALL CAMPUS REINVESTMENT DISTRICT

WHEREAS, on January 11, 2021, by Roll Call No. 21-0024, the City Council approved an Iowa Code Chapter 28E Agreement by and between Des Moines and Urbandale to establish an Iowa Code Chapter 15J reinvestment district in furtherance of new development in the vicinity of Merle Hay Mall, in accordance with recent amendments to Chapter 15J allowing for the establishment of a reinvestment district within combined City boundaries by a joint board or other legal entity established by contiguous cities pursuant to an Iowa Code Chapter 28E Agreement (“Joint Board”); and

WHEREAS, the creation of the Joint Board allowed for pre-application in February 2021 to the Iowa Economic Development Authority for reinvestment of certain State hotel and motel and sales and use tax revenues into the Merle Hay Mall campus if designated as a reinvestment district, as further described below; and

WHEREAS, any reinvested State tax revenue funds are proposed to be used within the Merle Hay Mall campus solely for the redevelopment of the previous Younkers store building into a 3,500-seat multi-purpose ice hockey arena for relocation of the Des Moines Buccaneers and redevelopment of the original Kohl’s store and food court into a 70,000-square feet ice facility, which reinvestment and redevelopment is anticipated to encourage other development on the Merle Hay Mall campus and the sustained economic viability of said campus; and

WHEREAS, the Joint Board, as approved by Roll Call No. 21-0024, is comprised of five members, including two from Des Moines, two from Urbandale and one from Polk County, and is responsible for approving the reinvestment district plan for submission to IEDA, making all submissions required to IEDA of the plan, applications, and elements thereof, receiving and allocating the reinvestment district funds held in a special City of Urbandale account in the name of the Joint Board to support the eligible projects (ice arena and training center), and completing other administrative functions; and

WHEREAS, on February 8, 2021, by Roll Call No. 21-0218, the City Council approved a resolution in support of the proposed pre-application for the Merle Hay Mall Campus reinvestment district and of submission of said pre-application by the Joint Board to IEDA prior to the submission deadline in February 2021; and

WHEREAS, IEDA provisionally approved the Joint Board’s pre-application for the Merle Hay Campus reinvestment district in the amount of \$26,500,000.00, subject to submission and approval of a final application with submission deadline in February 2022; and

WHEREAS, Des Moines and Urbandale representatives on the Joint Board are preparing the final application for the Merle Hay Campus reinvestment district, which application is in substantially the form on file in the office of the City Clerk, and in accordance with the Chapter 28E Agreement, the City Council for the City of Des Moines shall act to consider any application to be submitted to IEDA



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prior to the published deadlines for submitting applications to the IEDA and before the Joint Board submits the same to IEDA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the City Council of the City of Des Moines expresses its support for, and approval of, the final application to be submitted by the Joint Board to IEDA for final approval of the Merle Hay Campus reinvestment district, in substantially the form on file in the office of the City Clerk.

(Council Communication No. 22-030)

MOVED by Gatto to adopt. Second by Mandelbaum.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank
Assistant City Attorney

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

J. M. Frankhu 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