



**Roll Call Number**

22-0807

**Agenda Item Number**

34

**Date** May 23, 2022

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED TENTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL AREA**

**WHEREAS**, on July 9, 2012, by Roll Call No. 12-1113, the City Council approved the Ingersoll-Grand Commercial Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Ingersoll-Grand Commercial Urban Renewal Area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and

**WHEREAS**, the Ingersoll-Grand Commercial Urban Renewal Area is generally located along and between Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street; and

**WHEREAS**, the purpose of the proposed Tenth Amendment to the Urban Renewal Plan is to amend the Urban Renewal Area to:

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
- Amend and update Appendix D – *Approved Public Improvement Projects* to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
  - Combined the ‘Ingersoll-Grand Streetscape Design – 31st Street to 42nd Street’ and ‘Ingersoll-Grand Streetscape Construction - MLK Jr. Parkway to 28th Street’ items included in previous amendments into one project description titled ‘Ingersoll-Grand Streetscape – MLK Jr. Parkway to 42<sup>nd</sup> Street.’
- Update Appendix E – *Approved Economic Development and Redevelopment Projects* to amend the provision of financial assistance from tax increment revenues in the Ingersoll-Grand Commercial Urban Renewal Area for the following project:
  - Terrace Hill I, L.L.C. – 2515 and 2525 Grand Avenue. The amendment to the Development Agreement provides for a revision to the economic development grant schedule.
  - Spot 515, LLC – 515 28th Street. Renovation of the existing Iowa Lithographing Company commercial building located at 515 28th Street for commercial (retail, restaurant, and/or office) uses; and

**WHEREAS**, on April 18, 2022, by Roll Call No. 22-0602, the City Council resolved that a public hearing be held on May 23, 2022, at 5:00 p.m., in the City Council Chambers; and



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**WHEREAS**, the Urban Design Review Board reviewed the proposed Tenth Amendment at its regular meeting on April 19, 2022, and voted 9-0 in support of recommending approval of the Tenth Amendment; and

**WHEREAS**, notice of this public hearing was published in the Des Moines Register on May 11, 2022, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and

**WHEREAS**, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority of a consultation meeting on the proposed Tenth Amendment held on May 4, 2022; and

**WHEREAS**, the City has received no requests from the Des Moines Independent School District, Polk County, Des Moines Area Community College, or Des Moines Area Regional Transit Authority for any modification to the division of tax increment revenues proposed by the Tenth Amendment; and

**WHEREAS**, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Tenth Amendment 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 Tenth Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area 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 Tenth 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 Ingersoll-Grand Commercial Urban Renewal Area is hereby amended as set forth in the Tenth Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area, as amended by the Tenth Amendment, is hereafter in full force and effect.
4. The City Clerk is directed to cause the Tenth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.



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( Council Communication No. 22- 245 )

MOVED by Mandelbaum to adopt.

SECOND by Boesen

FORM APPROVED:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SCHEUMAKER, VOSS, WESTERGAARD, and TOTAL.

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. Franklin Cownie Mayor

P. Kay Cmelik City Clerk