



**Roll Call Number**

22-1193

**Agenda Item Number**

61

**Date** July 18, 2022

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED  
URBAN RENEWAL PLAN FOR THE EAST ARMY POST ROAD  
URBAN RENEWAL AREA**

WHEREAS, the City Council desires to consider the use of its urban renewal powers to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, to facilitate the development and redevelopment of commercial uses to create and retain jobs in the City of Des Moines, to improve public infrastructure and to attract new economic investment leading to increased taxable valuation within the proposed East Army Post Road Urban Renewal Area which consists of 3 Parcels containing approximately 77 acres and is along and includes the City Right of Ways along East Army Post Road from SE 14<sup>th</sup> Street to the East Side of the intersection with Indianola Avenue; and,

WHEREAS, the City Manager has prepared a proposed Urban Renewal Plan for the East Army Post Road Urban Renewal Area (the "proposed urban renewal plan"), which is on file in the office of the City Clerk and available for inspection by the public electronically on the City of Des Moines website; and

WHEREAS, the proposed urban renewal plan seeks to encourage and assist with the above-described urban renewal purposes within the proposed East Army Post Road Urban Renewal Area, and to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuations, though provision of economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and

WHEREAS, on June 13, 2022, by Roll Call No. 22-0879, the City Council resolved that a public hearing on the proposed Plan be held on July 18, 2022 at 5:00 p.m. in the Council Chambers at 400 Robert D. Ray Dr., Des Moines, Iowa 50309; and

WHEREAS, the Urban Design Review Board reviewed the proposed urban renewal plan at a special meeting on July 12, 2022 and a consensus of the Board members present at such meeting unanimously recommended approval of the Plan as presented; and

WHEREAS, the City Plan and Zoning Commission reviewed the proposed urban renewal plan at its regular meeting on July 7, 2022 for conformity with the City's comprehensive plan, PlanDSM: Creating Our Tomorrow Plan, and voted 10-0 to find the Plan in conformance with PlanDSM; and

WHEREAS, notice of the public hearing on the proposed urban renewal plan was published in the Des Moines Register as required by law, setting forth the information required by Section 403.5(3) of the Iowa Code; and



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WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Polk County, Des Moines Area Community College and Des Moines Area Regional Transit Authority of a consultation meeting held by electronic means at 10:00 a.m. on June 28, 2022; and

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Polk County, Des Moines Area Community College or Des Moines Area Regional Transit Authority for any modification of the proposed division of revenue from the tax increment from the urban renewal area; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed 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 East Army Post Road Urban Renewal Area is hereby closed.
2. Upon consideration of the recommendation of the Urban Design Review Board and the Plan and Zoning Commission, and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:
  - a) The proposed Plan conforms to PlanDSM: Creating our Tomorrow Plan, as amended, for the development of the City as a whole.
  - b) The Plan does not provide for the acquisition of any land by the City, and does not identify any land planned for acquisition. However, easements may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.
4. The Urban Renewal Plan for the East Army Post Road Urban Renewal Area is hereby approved and adopted, and shall hereafter be in full force and effect.
5. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder.

**(Council Communication No. 22-347)**

Moved by Gatto to adopt. Second by Voss

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.  
Assistant City Attorney



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

*J. M. Franklin Cownie* Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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.

*Laura Baumgartner*

Acting City Clerk