



Roll Call Number

23-0441

Agenda Item Number

65

Date March 27, 2023

**RESOLUTION HOLDING PUBLIC HEARING ON THE ADOPTION OF THE
URBAN RENEWAL PLAN FOR THE UPPER EAST VILLAGE
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 Upper East Village Urban Renewal Area which consists of approximately 22 acres generally located east of the Des Moines River on the south side of Interstate 235. It is bound by East 6th Street to the west, East 13th Street to the east, Interstate 235 on the north, and Des Moines Street to the south; and,

WHEREAS, the City Manager has caused to be prepared a proposed Urban Renewal Plan for the Upper East Village Urban Renewal Area (the "proposed urban renewal plan"), which is on file in the office of the City Clerk; and

WHEREAS, the proposed urban renewal plan seeks to encourage and assist with the above-described urban renewal purposes within the proposed Upper East Village 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 February 6, 2023, by Roll Call No. 23-0160, the City Council resolved that a public hearing on the proposed Plan be held on March 6, 2023 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 meeting on February 21, 2023 and voted unanimously to recommend approval of the Plan as presented; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 16, 2023, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request to amend the PlanDSM: Creating Our Tomorrow future land use designation from Public/Semi-Public to Downtown Mixed Use for the area Upper East Village Urban Renewal Area; and

WHEREAS, the City Plan and Zoning Commission reviewed the proposed urban renewal plan at its regular meeting on February 16, 2023 for conformity with the City's comprehensive plan, PlanDSM: Creating Our Tomorrow Plan, and voted 9-3 to find the Plan in conformance with PlanDSM, as amended, with the recommendation that language be changed to prioritize other forms of transportation other than motor vehicles; and

WHEREAS, notice of the public hearing on the proposed urban renewal plan and amendment to PlanDSM were 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 11:00 AM on February 15, 2023; 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, by Roll Call number 23-0337, the public hearing was opened and continued until March 27, 2023 at 5:00 PM; and

WHEREAS, the continued hearing has now been re-opened and all persons and organizations desiring to be heard regarding the proposed Urban Renewal Plan and Comprehensive Plan 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. Any objections to the Upper East Village Urban Renewal Plan are hereby overruled and the public hearing on the Upper East Village Urban Renewal Plan 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 Upper East Village 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.

Moved by Mandelbaum to adopt. Second by Boeson (Council Communication No. 23159)

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	6			1

MOTION CARRIED

APPROVED

J. M. Frankie Cownie
 _____ Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, 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
 _____ City Clerk