



Roll Call Number

23-0830

Agenda Item Number

30

Date June 12, 2023

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE EAST ARMY POST ROAD URBAN RENEWAL AREA

WHEREAS, on July 18, 2022, by Roll Call No. 22-1194, the City Council approved a Resolution of Necessity for the East Army Post Road Urban Renewal Area finding that the Area constitutes an economic development area appropriate for redevelopment for commercial use; and

WHEREAS, on July 18, 2022, by Roll Call No. 22-1193, the City Council approved the Urban Renewal Plan for the East Army Post Road Urban Renewal Area which seeks to enhance private development within the East Army Post Road 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 City Council desires to consider amending the Urban Renewal Plan to amend and update the Plan to:

- Amend and update Section I. INTRODUCTION, subsection (A) Description of the East Army Post Road Urban Renewal Area for the new expanded plan area that now includes properties fronting US Highway 69, Bloomfield Road, and the intersection of US Highway 69 and County Line Road.
- Amend and update Section II. BACKGROUND INFORMATION, subsection (B) Existing Land Use.
- Amend and update Section II. BACKGROUND INFORMATION, subsection (C) Conformance with City's Comprehensive Land Use Plan
- Amend and update Section II. BACKGROUND INFORMATION, subsection (D) Conformance with City's Zoning Requirements to describe updated zoning districts.
- Amend Section V. DURATION OF URBAN RENEWAL PLAN to say the following: This plan shall continue in effect until terminated by action of the City Council of the City, but in no event before the City has received full reimbursement from incremental taxes of its advances and principal and interest payable on all tax increment financing or general obligations issued to carry out the objectives of the Plan.
- Amend "Appendix A – Legal Description" for expansion of urban renewal area boundary to include the parcels that front US Highway 69, Bloomfield Road, and the intersection of US Highway 69 and County Line Road.

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- Update Financial Condition Report
- Amend and update Maps: 1) Boundary of Urban Renewal Plan Area, 2) Existing Land Use, 3) Plan DSM Future Land Use, and 4) Existing Zoning.

WHEREAS, the Urban Design Review Board is scheduled to review the proposed 1st Amendment to the East Army Post Road Urban Renewal Plan at its meeting on June 20, 2023 and to present its recommendation prior to the date of hearing on this matter.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. A public hearing shall be held before the City Council to consider the proposed First Amendment to the Urban Renewal Plan for the East Army Post Road Urban Renewal Area at 5:00 p.m. on August 7, 2023, in the City Council Chambers.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "A" in the Des Moines Register in accordance with Iowa Code Sections 362.3 and 403.5(3).
3. The proposed First Amendment plan is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
5. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County and the Des Moines Area Community College. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the City Manager in accordance with Iowa Code Section 403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing (Exhibit "A"), and a copy of the proposed urban renewal plan to be mailed to each such affected taxing entity.

(Council Communication No. 23-296)

Moved by Gatto to adopt.

Second by Mandelbaum



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APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.

Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
SHEUMAKER				✓
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			1

MOTION CARRIED

APPROVED

J. M. Franklin 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