



Roll Call Number

23-1717

Agenda Item Number

32

Date December 4, 2023

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED
THIRD AMENDMENT TO THE URBAN RENEWAL PLAN FOR
THE OAK PARK-HIGHLAND PARK URBAN RENEWAL AREA AND ADOPTING
SAME**

WHEREAS, on June 8, 2020, by Roll Call No. 20-0949, the City Council approved the Oak Park-Highland Park Urban Renewal Plan (the "Urban Renewal Plan") for the Oak Park-Highland Park Urban Renewal Area, consisting of approximately 57 acres and 115 properties, and generally located along Euclid Avenue between 6th Avenue and Cambridge Street and along 6th Avenue from Ovid Avenue to Seneca Avenue; and

WHEREAS, the Urban Renewal Plan seeks to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties, to facilitate the development and re-development of commercial, mixed use and residential uses, to create and retain jobs in the City of Des Moines, and to provide a diversity of housing options, all within the proposed Oak Park-Highland Park Urban Renewal Area, and to guide the development of said urban renewal area and to activate new economic investment leading to increased taxable valuations, through 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, the City Council desires to consider a proposed Third Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Amend and update Appendix A – Legal Description(s) to:
 - Amend the legal description of the Oak Park – Highland Park Urban Renewal area;
 - Remove the legal description for the Oak Park-Highland Park TIF District No. 3 due to termination; and
- Amend and update Appendix B - *Financial Condition Report* to reflect the new projects' projected assessments and incentives.
- Amend Appendix C – *Approved Economic Development and Redevelopment Projects* to approve the provision of financial assistance from tax increment revenues in the Oak Park – Highland Park Urban Renewal Area for the following project:
 - 36 on 6th, LLC for the renovation of the existing building at 3614 6th Avenue for mixed-use residential and commercial uses.
- Amend and update Maps 1, 2, 3, and 4 to show the updated urban renewal boundary, as well as the updates to the associated TIF districts; and



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WHEREAS, a copy of the proposed Third Amendment is on file and available for public inspection in the office of the City Clerk; and

WHEREAS, the Urban Design Review Board met on October 17, 2023, and recommended approval of said Third Amendment; 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 Third Amendment held by electronic means on October 19, 2023; 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 Third Amendment.

WHEREAS, notice of this public hearing was published in the Des Moines Register on November 22, 2023, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Third 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 Third Amendment to the Urban Renewal Plan for the Oak Park-Highland Park 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 Third 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 Oak Park-Highland Park Urban Renewal Area is hereby amended as set forth in the Third Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Oak Park-Highland Park Urban Renewal Area, as amended by the Third Amendment, is hereafter in full force and effect.



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4. The City Clerk is directed to cause the Third Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

5. The Director of the Office of Economic Development or her designee are directed to submit a copy of the fully executed Amendment to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings and to enable the Finance Director to make any appropriate disclosure filings in accordance with the City's adopted revised Disclosure Policy.

(Council Communication No. 23-543)

MOVED by Westergaard to adopt.

SECOND by Voss.

FORM APPROVED:

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

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

MOTION CARRIED

APPROVED

Connie Boesen

Mayor
PRO TEM

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