

**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-455
OCTOBER 21, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
AIRPORT BUSINESS PARK (ABC PARTNERS)—SETTING DATE OF HEARINGS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT A. STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR

SYNOPSIS —

On September 3, 1996, the City Council approved a *Terms of Agreement* which calls for amending the development agreement with ABC Partners for the Airport Business Park. This agreement contemplated the establishment of urban renewal/tax increment and urban revitalization plans for the land addressed in the Agreement.

On the October 21, 1996, Council agenda are two roll calls to set hearings for the December 2, 1996, Council meeting on the following items:

1. Proposed Urban Renewal Plan for the Airport Business Park Urban Renewal Area.
2. 1st Amendment to the Airport Business Park Urban Revitalization Area Plan.

The land within the proposed Urban Renewal Area is owned by the City of Des Moines, subject to a development agreement for the sale of the property with ABC Partners, L.P. (ABC). Richard Margulies is Treasurer of ABC Development, Inc. which is the General Partner of ABC Partners, L.P. Pursuant to Council direction, staff is working with ABC to arrive at a formal Urban Renewal Development Agreement for the development of the proposed urban renewal area.

The proposed urban renewal plan contemplates that the area will be designated a TIF District concurrently with adoption of the plan at the December 2, 1996, Council meeting. The proposed Development Agreement with ABC will also be scheduled for Council consideration at the December 2, 1996, meeting.

The proposed Airport Business Park Urban Revitalization Area Plan Amendment will expand the existing boundaries of the Airport Business Park Urban Revitalization Area to conform with the boundaries of the proposed urban renewal plan.

FISCAL IMPACT —

The proposed urban renewal plan for the Airport Business Park Urban Renewal Area provides for the installation of public infrastructure associated with the subdivision of privately held property within the project area to be funded with tax increment financing. Details of the fiscal impact to the City will be provided when the Development Agreement with the developer is finalized and brought before Council for its approval.

The proposed urban renewal plan limits the utilization of urban revitalization tax abatement to the three-year, 100 percent schedule for exemption from taxes on the value added by the improvement.

RECOMMENDATION —

Approval of the roll calls setting the hearing for December 2, 1996.

BACKGROUND —

The Airport Business Park Urban Renewal Project Area, which comprises approximately 155 acres, is bounded by County Line Road on the south, Highway 28 on the west, and the planned corridor of Relocated Army Post Road on the north. The planned corridor for relocated Highway 5 crosses through the southern one-half of the project area from east to west.

The project area consists primarily of agricultural cropland with limited areas of timber and has not been improved. The Southwest Airport Sanitary Sewer Trunk line extends from the south through the project area.

The project area is located within a Planned Business Park (PBP) District for development in accordance with a previously-approved concept plan.

The overall goal of the Airport Business Park Urban Renewal Plan is to facilitate the development of a high quality business park under a unified plan to accommodate medium- to large-scale development for commercial and light industrial businesses in the urban renewal area. The following objectives have been identified to achieve the overall goal of the Airport Business Park Urban Renewal Plan:

1. Installation of public infrastructure. The entire project area should be subdivided into streets and lots appropriate for commercial and industrial businesses. All sewers, storm sewers and other public improvements required by Chapter 24, Subdivisions, of the Des Moines Municipal Code, should be installed.
2. Coordination of resources to attract new quality economic development investment. The City should exercise its powers under Iowa Code Chapters 403 (Urban Renewal) and Chapter 404 (Urban Revitalization) to encourage investment in the project area consistent with this plan.
3. Encourage and facilitate quality medium- to large-scale commercial and light industrial development within the project area.