



Council Communication No. 97-362

SYNOPSIS —

On the July 7, 1997, agenda is a roll call to adopt the Thirty-First Amendment to the Capitol-Center Urban Renewal Plan which clarifies existing language permitting the City to use tax increment revenues for construction, repair, and maintenance of various public improvements, including parking facilities as identified on the Public Improvements Map which is part of the amendment.

FISCAL IMPACT —

None.

RECOMMENDATION —

Approval of the Thirty-First Amendment to the Capitol-Center Urban Renewal Plan.

BACKGROUND —

This amendment provides for the actions listed below:

- Clarifies existing urban renewal plan language to reflect that the City may construct, repair, maintain and perform capital-intensive projects for various public improvements, including public parking facilities. [*Note:* This language is in the currently-adopted Riverpoint Capitol-Center Urban Renewal Plan, the other major downtown urban renewal plan.]
- Revises the Financial Condition Report for the Capitol-Center Development Area Urban Renewal Project to update tax assessment and property tax levy rate figures.

Other Review

- The Code of Iowa now requires the City to hold a meeting with other governmental entities that would be impacted by the creation of a new tax increment district—Polk County, the Des Moines Independent School District, and the Des Moines Area Community College—and receive their comments. The meeting, held on June 12, 1997, was not attended by representatives from any of the entities. No written comments have been received as of June 30, 1997.
- The Plan and Zoning Commission reviewed the Thirty-First Amendment at its June 19

meeting and found the proposed amendment to be in conformance with the City' s adopted land use plan. The Commission' s recommendation was transmitted to the Council at its June 23, 1997, meeting.

- The Urban Renewal Board reviewed the Thirty-First Amendment at its June 24 meeting and recommended approval of the proposed amendment. The Board was unanimous in its recommendation but did not meet quorum requirements.

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