

City Council Communication 97-591

December 8, 1997 Agenda

Subject:

10th Amendment to Central Place

Urban Renewal Area

Submitted by:

James Grant

Community Development Director

Synopsis —

Roll call to approve Tenth Amendment/Central Place Urban Renewal Area: The Tenth Amendment designates various properties for acquisition and sale, adds a new section which provides information on the use of tax increment financing in Central Place, revises the text to reflect the previous amendments, and updates the document and maps to incorporate these changes.

Fiscal Impact —

The Tenth Amendment provides that a number of activities, which are detailed in the urban renewal plan and previously approved by the Council, are eligible to utilize tax increment revenues from the Central Place Urban Renewal Area. It is anticipated that up to \$500,000 of 1998 tax increment revenues may be used to acquire property as identified on the Acquisition Map in the urban renewal plan. The acquisition of specific properties will be brought to the Council for approval.

Recommendation —

Staff recommends approval of the Tenth Amendment to the Central Place Urban Renewal Plan.

Background —

History – In 1985, the City adopted the Central Place Urban Renewal Plan to encourage redevelopment of this light industrial area. A number of new developments have occurred which used the urban renewal program to buy land and construct new buildings. Such businesses include Storey Kenworthy, Strauss Safe and Lock Co., Midwest Acoustical Supply, and Bassman Vending.

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Review of Amendment – Since the November 3, 1997 City Council meeting, when the date of the public hearing was set, the Tenth Amendment has been reviewed by the Urban Renewal Board at its November 25, 1997 meeting, which recommended approval informally (the Board did not have quorum). The Plan and Zoning Commission was scheduled to review the amendment for conformance with the City's Comprehensive Land Use Plan at its December 4, 1997 meeting, which was canceled due to inclement weather. Because the Commission did not make its comment within 30 days after the public hearing date was set, the Council may proceed. No land use change is proposed.

In addition, the City held a consultation meeting on the proposed use of tax increment funds in the urban renewal area on November 13, 1997, and invited Polk County, the Des Moines School District, and the Des Moines Area Community College. None attended the meeting, and as of December 3, 1997, no written comments have been received from any of these entities.