

**CITY COUNCIL
COMMUNICATION:**

REVISED

ITEM _____

98-397

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

AGENDA:
SEPTEMBER 14, 1998

SYNOPSIS –

SUBJECT:
APPROVING
BUDGET FOR
DOWNTOWN
SSMID,
DOWNTOWN SSMID
OPERATING
AGREEMENT, AND
PARKING GARAGE
SERVICE
AGREEMENT

Approve budget for Downtown Self Supported Municipal Improvement District (SSMID), Downtown SSMID Operating Agreement, and Parking Garage Service Agreement between the City and Downtown Partnership, Inc.

FISCAL IMPACT —

TYPE:
RESOLUTION
ORDINANCE
RECEIVE/FILE

The revenues collected for the Downtown SSMID budget are generated by a mandatory special tax levied on the commercial properties within the district. The total revenues for the Downtown SSMID budget are \$598,230. The total expenditures for the Downtown SSMID budget are \$598,057.

An annual contribution of \$23,230 is to be paid from surplus revenues in the Parking System Revenue Enterprise Fund. This is a reasonable and necessary expense of the Parking System.

SUBMITTED BY:
RICHARD CLARK
DEPUTY CITY
MANAGER

RECOMMENDATION —

Approval.

BACKGROUND —

On December 8, 1997, by Roll Call No. 97-3932, the City Council received a petition to establish the Downtown Des Moines (SSMID). In accordance with Iowa Code Chapter 386, the City Plan and Zoning Commission considered the proposed Downtown SSMID project at a public hearing on December 18, 1997, and submitted its final report and recommendation to City Council.

On January 19, 1998, by Roll Call No. 98-201, the City Council at public hearing considered the Downtown SSMID project and determined the petition sufficient for purpose of Iowa Code Chapter 386 and determined the SSMID project feasible and beneficial for the entire City.

On February 23, 1998, Ordinance No. 13,579 created the Downtown SSMID. In accordance with the SSMID petition, the SSMID budget has been submitted showing proposed expenditures of SSMID funds and applicable tax increment financing for the fiscal year July 1, 1998 to June 30, 1999.

According to the SSMID petition, an Operating Agreement between the City and the Downtown Partnership, Inc. has been prepared engaging the Downtown Partnership, Inc. to operate, manage, and undertake the SSMID services, improvements, and activities. Included in the Operating Agreement is current City baseline services, which includes police security, skywalk security, and street and grounds maintenance.

On October 6, 1997, by Roll Call No. 97-3399, the City Council approved an annual contribution of \$23,230 to Downtown Partnership, Inc. for the provision of security and cleaning services for the City parking garages.

The SSMID Board is submitting its budget in accordance with the terms of their petition. The budget shows proposed expenditures of SSMID funds and applicable tax increment financing funds for the fiscal year extending from July 1, 1998 to June 30, 1999.

The Operating Agreement with Downtown Partnership, Inc. is for them to manage and undertake services, improvements, and activities within the SSMID. Under this agreement they will enhance existing services or add services where they never existed previously.

The Parking Garage Service Agreement engages Downtown Partnership, Inc. to provide the enhanced level of security and the cleaning services for this reasonable and necessary expense of the Parking System. Such services shall include, but not be limited to, providing mobile security in the Parking Garages through a highly skilled and organized street safety patrol, monitoring activity in the Parking Garages on a daily basis through multiple bicycle and pedestrian passes, monitoring Parking Garage elevators on a daily basis, providing escorts on

a daily basis for employees, shoppers and visitors to the downtown who utilize the Parking Garages, sweeping sidewalks and skywalks around the periphery of the Parking Garages twice daily, providing routine trash and litter pickup in Parking Garages, Parking Garage elevators, skywalk connections and areas around the periphery of the Parking Garages.

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