

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-085

SYNOPSIS -

AGENDA:

MARCH 6, 2000

On the March 6, 2000, City Council agenda is the proposed 11th Amendment to the Central Place Urban Renewal Plan. This amendment permits tax abatement for buildings with metal-clad exteriors under certain circumstances.

SUBJECT:

CENTRAL PLACE
URBAN RENEWAL
PLAN - 11TH
AMENDMENT

FISCAL IMPACT -

The amendment requires any building utilizing this provision for tax abatement must also enter into a minimum assessment agreement based on a \$30/sq. ft. assessment which is comparable to the assessment for tilt-up concrete buildings in the area.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval.

SUBMITTED BY:

RICHARD A.
CLARK,
DEPUTY CITY
MANAGER

BACKGROUND -

The Central Place Urban Renewal Plan currently does not permit tax abatement for new structures constructed of metal. The major reasons for this prohibition were the many existing metal buildings in the area that were deteriorating due to poor quality siding which detracted from the area's appearance and often led to lower property tax values.

The proposed 11th Amendment provides tax abatement for buildings using metal exterior siding materials subject to meeting durability and architectural requirements as well as the building owner entering a minimum assessment agreement of \$30/sq. ft.

The Urban Renewal Board unanimously endorsed this amendment at its February 22, 2000, meeting. The Plan & Zoning Commission found the amendment in conformance with the City's adopted land use plan at its February 17, 2000, meeting.

While this amendment will not use any Tax Increment Funds (TIF), the TIF consultation, required by state law, was held on February 3, 2000, with representatives from Polk County, Des Moines Independent School District, and Des Moines Area Community College (DMACC) invited. The meeting concluded with no issues raised on the proposed amendment and no written communication has been received as follow-up to the meeting.







