

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

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

**00-544**

**SYNOPSIS -**

**AGENDA:**  
  
NOVEMBER 20, 2000

On the November 20, 2000 Council agenda is a resolution to set December 20, 2000 as the date of public hearing on the proposed Fourth Amendment to the Metro Center Urban Renewal Plan.

**SUBJECT:**  
  
FOURTH  
AMENDMENT -  
METRO CENTER  
URBAN RENEWAL  
PLAN

The amendment will incorporate the proposed Iowa Events Center into the Metro Center Urban Renewal Plan as a public improvement. Specific changes to the urban renewal plan are to revise the zoning and public improvements maps and to update the Financial Condition Report.

**TYPE:**

**FISCAL IMPACT -**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

The City anticipates providing the approximate \$3 million funding as general obligation bonds to be sold as part of its Capital Improvements Program. This proposed amendment would allow such bonds to be repaid from the tax increment revenues.

**SUBMITTED BY:**  
  
RICHARD CLARK  
DEPUTY CITY  
MANAGER

**RECOMMENDATION -**

**Set date of hearing, refer to Plan and Zoning Commission and Urban Renewal Board for recommendation, request Tax Increment Financing (TIF) consultation, and authorize publication notice of hearing.**

**BACKGROUND -**

The specific changes made to incorporate the Iowa Events Center into the urban renewal plan are as follows:

- A. Revise the existing zoning map to show the proposed Iowa Events Center area rezoned in its entirety to the C-3 Central Business District Commercial District classification. (The area was previously split between the C-3 Central Business District Commercial District and

the C-2 General Retail and Highway Oriented Commercial District.)

B. Revise the public improvements map to show the Iowa Events Center area and the reconfiguration of Third Street to accommodate the proposed new arena footprint.

C. Amend the "Project Proposals" section of the urban renewal plan to recognize the Iowa Events Center area as a public improvement.

D. Update the Financial Condition Report to reflect the potential for financial expenditures of about \$3 million to undertake public street improvements on Third Street to accommodate the new Iowa Events Center and a new extra-wide public skywalk extending from Third to Second Streets in the block between Crocker and Center Streets to provide an all-weather pedestrian connection for various sections of the new Iowa Events Center.