



**CITY COUNCIL  
COMMUNICATION:**

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

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

**00-569**

**SYNOPSIS -**

**AGENDA:**  
  
DECEMBER 18, 2000

On the December 18, 2000 Council agenda is a resolution to open and close the hearing on the proposed Fourth Amendment to the Metro Center Urban Renewal Plan; the Council previously set the hearing date at its November 20, 2000 meeting.

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

The amendment incorporates the proposed Iowa Events Center into the Metro Center Urban Renewal Plan as a public improvement. As part of the \$193 million Iowa Events Center, the Council has pledged \$3 million in funding for the 3rd Street re-alignment around the complex and a skywalk bridge to connect the east and west side of the complex across 3rd Street. Specific changes to the urban renewal plan revise the zoning and public improvement maps and update the Financial Condition Report.

**TYPE:**

**FISCAL IMPACT -**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

The proposed fourth amendment allows approximately \$3 million in Capital Improvement Program (CIP) bonds to be repaid from the tax increment revenues.

**SUBMITTED BY:**

**RECOMMENDATION -**

**RICHARD CLARK  
DEPUTY CITY  
MANAGER**

**Approve the fourth amendment.**

**BACKGROUND -**

As part of the previous legislative session, a \$180 million appropriation was approved for the Iowa VISION program. Concurrently, Polk County has proposed a major expansion of the Veteran's Auditorium complex, that will be renamed the Iowa Events Center, and is proposing to submit a \$75 million application to the VISION program.

The fourth amendment has been reviewed by the following:

- TIF Consultation on November 30, 2000-Polk County representatives attended. No written comments have been received.
- Urban Renewal Board on December 5, 2000-Bob Dilley, the sole member in attendance, expressed his support for the project but noted his reservations for using TIF for a non-property tax paying project.
- Plan and Zoning Commission on December 7, 2000 voted its approval of the amendment.

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 3rd 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 3rd Street to accommodate the new Iowa Events Center and a new extra-wide public skywalk extending from 3rd Street to 2nd Street in the block between Crocker and Center Streets to provide an all-weather pedestrian connection for various sections of the new Iowa Events Center.