

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

01-389

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

AGENDA:

JULY 23, 2001

SUBJECT:

AMENDMENT TO
AIRPORT
COMMERCE PARK
SOUTH URBAN
RENEWAL PLAN
PROJECT AREA
AND CITY-WIDE
REVITALIZATION
AREA

SYNOPSIS -

On the July 23, 2001 Council agenda are a series of roll calls to amend the project area boundaries of the Airport Commerce Park South Urban Renewal Area and the City-Wide Revitalization Plan to match these new boundaries. These amendments were requested by Gerard Neugent (President, Knapp Properties) and Airport Commerce Park, L.C. (5000 Westown Parkway, Suite 100, West Des Moines, IA 50266).

Currently, the boundaries of the Airport Commerce Park South Urban Renewal Plan Project Area, the City-Wide Revitalization Area, and the approved Plat of Airport Commerce Park South have different boundaries. The purpose of these roll calls is to create a common boundary, which will assist in the development of the business park.

FISCAL IMPACT -

TYPE:

The amendments to the Urban Renewal Plan and the City-Wide Revitalization Plan do not result in any additional funding commitment to Airport Commerce Park, L.C.

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

SUBMITTED BY:

Approval.

RICHARD CLARK
DEPUTY CITY
MANAGER

BACKGROUND -

On December 2, 1996, by Roll Call No. 96-4027, the Council determined the original area contained within the Airport Commerce Park South Urban Renewal Project was appropriate for an economic development project.

On December 2, 1996, by Roll Call Nos. 96-4021 and 96-4024, the City and Airport Commerce Park, L.C. entered into a development

agreement for the construction of certain improvements in Airport Commerce Park South. The purpose of the agreement was to enable commercial and industrial development in this area by the Des Moines International Airport.

On April 2, 2001, Airport Commerce Park, L.C. requested the City amend the Airport Commerce Park Urban Renewal Project boundaries and the City-wide Revitalization Plan project boundaries. The purpose of the request was to include the entire platted area of the Airport Commerce Park South in the urban renewal area and the revitalization area. This will allow the construction of the improvements originally contemplated pursuant to the development agreement. The parcel to be added to the Airport Commerce Park South Urban Renewal Plan Area was purchased by Airport Commerce Park, L.C. after the adoption of the urban renewal plan and after approval of the development agreement with Airport Commerce Park, L.C.

The Tax Increment Financing (TIF) report has been updated to reflect the actual property taxes collected. The required consultation meeting was held on June 5, 2001. A representative from the Des Moines School District attended; at this time, no comment has been received on this proposed amendment.

The Plan and Zoning Commission reviewed the amendment to the Urban Renewal Plan at their June 7, 2001 meeting and recommended approval. The Urban Renewal Board reviewed the amendment at their June 12, 2001 meeting and also recommended Council approval.

The City-wide Revitalization Plan allows tax abatement for retail and support commercial projects. Airport Commerce Park, L.C. has agreed to sign a covenant that restricts the use of tax abatement for such projects. The covenant will exclude all support commercial and retail projects completed to date. Mr. Richard Hurd, who owns property in the expanded area, has also agreed to sign the covenant.
