



Agenda Item:
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COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 01/09/06
Agenda Item Type: Resolution

Communication No.: 06-016
Roll Call No.:

Submitted by: Richard Clark, Acting City Manager

SUBJECT—

Set the date of public hearing to extend the redevelopment controls and tax increment district for the Central Place Industrial Park Urban Renewal Plan.

SYNOPSIS—

The resolution sets the date of public hearing for February 6, 2006 on the Twelfth Amendment to the Central Place Industrial Park Urban Renewal Plan. The Twelfth Amendment has been prepared to extend the duration of the plan and the tax increment district designation from April 22, 2006 to June 30, 2012 to allow for additional time and resources to redevelop this area.

FISCAL IMPACT—

None, the proposed amendment is enabling and as such, does not represent a commitment of funds.

RECOMMENDATION—

Approval

BACKGROUND—

The Central Place area was designated an urban renewal area and tax increment district in 1985 as part of a City initiative to redevelop “brownfield areas” with new infrastructure and adequately-sized sites for M-1 type businesses.

The urban renewal plan and the accompanying tax increment designation allowed the City to purchase and clear a number of blighted sites. A number of locally-owned and operated businesses then located in Central Place; see map at end of this communication. However, the impact of the 1993 floods was

significant in Central Place which received over 6 feet of water due to levee breaches at 2nd Avenue. Since that time, only three new buildings have been erected. In addition, the Des Moines Public School District has purchased a major building in the area - the former Colonial Bakery - exempting the building from property tax and is no longer a taxable property and has impacted the tax increment funds available.

The Plan and Zoning Commission and Urban Design Review Board will be reviewing and making their recommendations to the Council by the February 6, 2006 public hearing. The required tax increment consultation meeting and comment period will also be held prior to the public hearing.

Map



