



Agenda Item:

47

COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 02/06/06
Agenda Item Type: Resolution

Communication No.: 06-055
Roll Call No.: 06-

Submitted by: Richard Clark, Acting City Manager

SUBJECT—

Approval to open and close the public hearing and to approve the Twelfth Amendment to the Central Place Industrial Park Urban Renewal Plan that extends the redevelopment controls and tax increment district until June 30, 2012.

SYNOPSIS—

This amendment to the Central Place Urban Renewal Area Plan extends the duration of its redevelopment controls and tax increment district designation from April 22, 2006 to June 30, 2012.

FISCAL IMPACT—

The proposed amendment is enabling and as such, does not represent commitment of funds.

RECOMMENDATION—

Approval

BACKGROUND—

Review and Recommendations

Roll Call No. 06- 46 approved by the Council on January 9, 2006 requested review and recommendation on the proposed amendment from the Urban Design Review Board and Plan and Zoning Commission.

- Urban Design Review Board reviewed and recommended approval of the proposed 12th Amendment at its January 17, 2006 meeting.

- Plan and Zoning Commission will review the amendment for conformance with the City's adopted land use plan at its February 2, 2006 meeting and will forward its recommendation by separate communication.

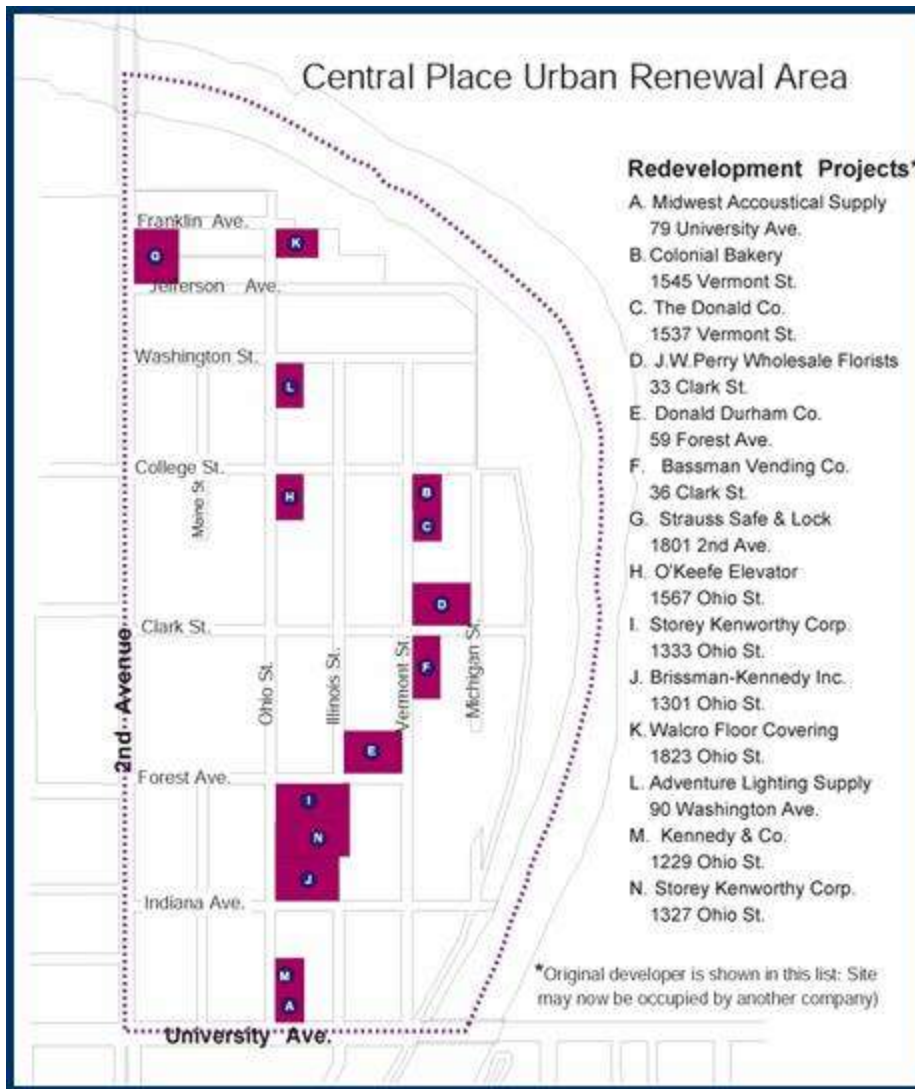
In addition, the required tax increment consultation with Polk County, the Des Moines Independent School District and Des Moines Area Community College was held on January 17, 2006 and no comments, written or oral, have been received as of January 30, 2006.

History

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, a major building in the area – the former Colonial Bakery – has been purchased by the Des Moines Public School District and is no longer a taxable property which has impacted the tax increment funds available.

The Twelfth Amendment has been prepared to extend the duration of the Central Place Industrial Park Urban Renewal Plan and the tax increment district designation to June 30, 2012 to allow for additional time and resources to redevelop this area.



Location Map: