



Agenda Item:
39

## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 02/06/06  
057

Communication No.: 06-

Agenda Item Type: Ordinance  
No.:

Roll Call

Submitted by: Richard Clark, Acting City Manager

### SUBJECT—

Expansion of the Downtown Self Supported Municipal Improvement District (SSMID).

### SYNOPSIS—

After holding a public hearing on December 19, 2005 the City Council voted 7-0 to close the public hearing on the petition to expand the Downtown Des Moines Self-Supported Municipal Improvement District (SSMID). On January 23, 2006, the City Council directed staff to prepare two alternate ordinances for consideration on February 6, 2006. **Alternate 1** would establish the new Downtown SSMID boundary as the legal description that was noticed and published for the public hearing held on December 19, 2005 less only those properties that are located north of the east/west alley in the blocks bounded by Woodland Avenue, High Street, 15<sup>th</sup> Street and 19<sup>th</sup> Street (i.e. any properties already located within the existing Sherman Hill SSMID). **Alternate 2** would establish the new Downtown SSMID boundary as the legal description that was noticed and published for the public hearing held on December 19, 2005 less any properties located north of Ingersoll Avenue and west of 15<sup>th</sup> Street (i.e. any properties located within the boundaries of the Sherman Hill Neighborhood Plan).

### FISCAL IMPACT—

N/A.

### RECOMMENDATION—

Staff recommends approval of **Alternate 2.**

## **BACKGROUND—**

A meeting was held on February 3, 2006 among representatives of the City, Downtown Community Alliance, Sherman Hill Neighborhood Association and Ingersoll Avenue Streetscape Committee. It was recommended that all properties located north of Ingersoll Avenue and west 15<sup>th</sup> Street should be excluded from the Downtown SSMID as they are located within the boundaries of the adopted Sherman Hill Neighborhood Plan and certain properties are already located within Sherman Hill SSMID. These properties have a relationship to the Sherman Hill neighborhood and it is anticipated that these properties may be included in a new or expanded Sherman Hill SSMID as part of future Sherman Hill Neighborhood Plan implementation efforts.

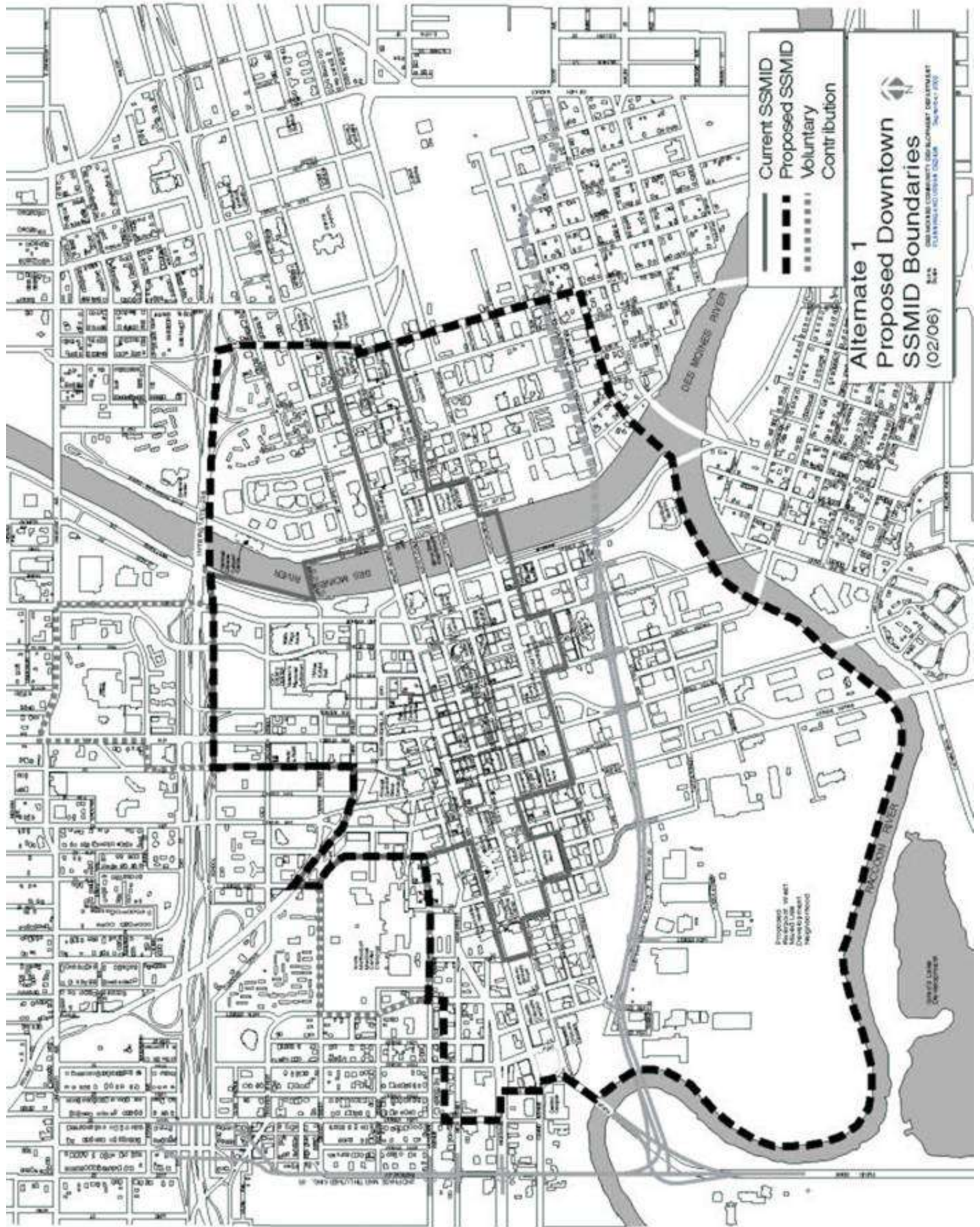
Per the letter from the Plan and Zoning Commission that was received and filed by the City Council on November 17, 2005, the original petition to expand the "Downtown Des Moines Self-Supported Municipal Improvement District" met the criteria as outlined in Chapter 386 of the Iowa Code for such districts. The petition is signed by 28.2% of the owners of taxable property in the expansion area (255 of 903) who represent 51.15% of the total assessed value within the expansion area (184.7M of 361M). In considering the boundary described by **Alternate 1**, the petition is signed by 28.8% of the owners of taxable property in the expansion area (255 of 885) who represent 52.0% of the total assessed value within the expansion area (184.7M of 354.94M). In considering the boundary described by **Alternate 2**, the petition is signed by 30.0% of the owners of taxable property in the expansion area (255 of 851) who represent 53.6% of the total assessed value within the expansion area (184.7M of 344.53M). The petition remains valid and the expanded SSMID project continues to have merit.

Affected property owners were notified of the public hearing via certified mail and published notice in accordance with Chapter 386 and a public hearing was held and closed on December 19, 2005.

All properties within the expanded Downtown SSMID area are subject to all the rights and obligations currently in place for property in the Downtown SSMID District including the purposes of the SSMID for paying the administrative expenses of the SSMID or of paying maintenance expenses of public improvements or self-liquidating improvements. Pursuant to the terms of Ordinance No. 14,311 the specific purposes for the use of operation tax funds include:

- Enhanced maintenance and cleaning of public spaces;
- Services to enhance the safety of persons and property, including a "Goodwill Ambassador" security program;
- Development and management of activities for marketing, business retention and attraction;
- Capital or physical improvements; and
- Improvement of skywalk system, including maintenance, cleaning and security.

The petition clearly states that the expansion areas shall be subject to the existing levy of the SSMID operation tax (set at a maximum rate of \$2.00 per thousand dollars of assessed value). Pursuant to Ordinance No. 14,311, the operation tax will remain in effect for three more fiscal years beginning in July of 2006 and continuing through June of 2009.



- Current SSMID
- Proposed SSMID
- ..... Voluntary Contribution
- - - - - Contribution

**Alternate 1**  
**Proposed Downtown**  
**SSMID Boundaries**  
 (02/06)

DES MOINES COMMUNITY DEVELOPMENT DEPARTMENT  
 DANIELA V. GARCIA, CLU, AIA, P.E.

PROPOSED WALKWAY  
 DEVELOPMENT  
 RECONSTRUCTION

DES MOINES LAKE  
 DEVELOPMENT

