



Council Communication

Office of the City Manager

Date

August 11, 2008

Agenda Item No. 29
Roll Call No. 08-
Communication No. 08-466
Submitted by: Matthew A. Anderson
Office of Economic Development

AGENDA HEADING:

Resolution authorizing payment to Neighborhood Development Corporation for redevelopment of 410 East 30th Street.

SYNOPSIS:

Recommend Council approval to authorize payment of \$300,000 to the Neighborhood Development Corporation (Karen Jeske, Executive Director, 601 Forest Ave./Des Moines, Ia) for property acquisition and site preparation activities related to the Fairgrounds-area hotel redevelopment located in the 400 block of E. 30th Street. The Council had previously approved the preliminary terms of this grant to the Neighborhood Development Corporation (NDC) in September 2006.

FISCAL IMPACT:

Amount: \$300,000

Funding Sources: City of Des Moines: \$300,000. The economic development payment will come from TIF Fund CMO1000000 CP065 URR042, ACCENT Urban Renewal District.

ADDITIONAL INFORMATION:

The City's assistance is in furtherance of the ACCENT Urban Renewal Plan which calls for improvement of commercial areas that can require acquisition of property to create an adequately-sized parcel that meets current standards for development (ACCENT Urban Renewal Plan, Section III. Plan Goals and Objectives)

The financial assistance is to acknowledge the roles NCD performed and funded for land purchase, environmental and demolition activities to assemble a parcel of sufficient size and shape required for commercial redevelopment at this location.

The Council had previously approved preliminary terms of agreement for use of the funding which required the redevelopment on the site that would contain, at a minimum, a 69 room, 3 story, overnight lodging facility associated with a national hotel system and 70 on-site parking spaces and the preliminary site plan and elevations of the development to be acceptable to the City.

PREVIOUS COUNCIL ACTION(S):

Date: December 4, 2006

Roll Call Number: 06-2403 to 06-2405

Action:

06-2403: On vacation and conveyance of a portion of the east/west alley extending west from East 30th Street between East Grand and East Capitol Avenues, and the north 25 feet of a segment of Capitol Avenue extending west from East 30th Street, to Neighborhood Development Corporation, \$4,800. (Council Communication No. 06-754) Moved by Mahaffey to adopt. Motion Carried 6-0.

06-2404: (A) First consideration of ordinance above. Moved by Mahaffey that this ordinance be considered and given first vote for passage. Motion Carried 6-0.

06-2405: (B) Final consideration of ordinance above, (waiver requested by applicant), requires 6 votes. Moved by Mahaffey that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #14,612. Motion Carried 6-0.

Date: September 25, 2006

Roll Call Number: 06-1878

Action: Approving preliminary terms of agreement with Neighborhood Development Corporation for use of up to \$300,000 of ACCENT Urban Renewal Area tax increment funds for redevelopment of a site at E. 30th Street and E. Grand Avenue. (Council Communication No. 06-601) Moved by Vlassis to receive, file and approve the preliminary terms of agreement set forth in Council Communication No. 06-601, and to direct the City Manager to proceed with negotiations of a formal agreement with Neighborhood Development Corporation consistent with those terms. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S):

Date: September 19, 2006

Action: Urban Design Review Board informally reviewed the plans and use of TIF.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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