



Council
Communication
Office of the City Manager

Date

September 22, 2008

Agenda Item No. 17
Roll Call No. 08-
Communication No. 08-565
Submitted by: Matthew A. Anderson
Office of Economic Development

AGENDA HEADING:

To set date of hearing and related actions on the Third Amendment to the urban renewal plan for the SE AgriBusiness Urban Renewal Area.

SYNOPSIS:

Council approval of setting the date of public hearing for October 27, 2008 on the proposed Third Amendment to the SE AgriBusiness Urban Renewal Plan. This amendment provides for updating the plan language and maps since its last amendment in 2002 on various items, designating an acquisition parcel on Dean Avenue for a City fire logistics and training facility and providing for additional uses to be financed with tax increment revenues including expenditures of up to \$8 million for the new facility.

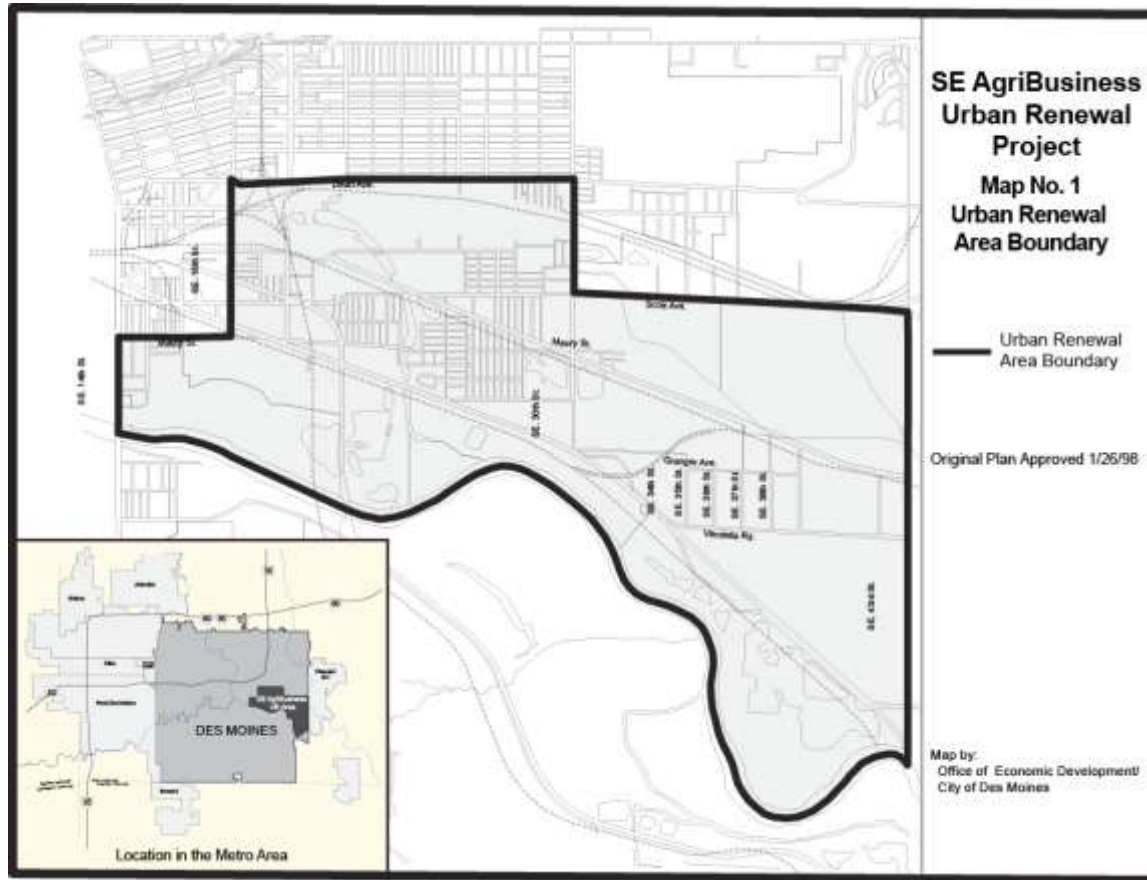
This roll call also directs that additional related actions be undertaken including the required tax increment consultation meeting, publication of the public hearing notice and referral to the Plan and Zoning Commission for review and recommendation on the conformance of the proposed urban renewal amendment with the City's Comprehensive Plan. The action also requests the Urban Design Review Board to review the proposed amendment and proposed use of tax increment funding and make its recommendation to the Council prior to the public hearing on October 27, 2008.

FISCAL IMPACT:

Funding Sources: The estimated costs related to the acquisition, construction and equipping of the fire logistics and training facility are about \$8 million and shall be financed by up to \$8 million from available TIF revenue funds and other revenues such as general obligation-backed bond proceeds and various state and federal grants.

ADDITIONAL INFORMATION:

The SE Agribusiness Urban Renewal Area and tax increment district is shown on the following map.



PREVIOUS COUNCIL ACTION(S):

Date: June 17, 2002

Roll Call Number: 02-1589

Action: Adoption of Second Amendment to the SE Agribusiness Urban Renewal Plan to update language to designate various acquisition and disposition parcels and incorporate recommendations of the Agrimergent Technology Park Report. Moved by Brooks to receive and file. Motion Carried 7-0.
Date: March 15, 1999

Roll Call Number: 99-756

Action: Adoption of First Amendment to the SE Agribusiness Urban Renewal Plan to provide for acquisition and disposition of land south of the 3400 to 4200 blocks of Vandalia Road for industrial development. Moved by Belken to adopt. Motion Carried 6-1. Pass: Flagg.
Date: January 26, 1998

Roll Call Number: 98-270 through 98-276

Communication from Planning Director recommending the proposed SE AgriBusiness Urban Renewal Area to be found a blighted area and an economic development area appropriate for commercial and industrial enterprises. Moved by Phillips to receive and file. City Manager to

continue to solicit input from Salvage Dealers and all interested parties regarding development of this area. Motion Carried 6-0.

98-271 (A) Communication from Plan and Zoning Commission finding the amended SE AgriBusiness Urban Renewal Plan to be in conformance with the Des Moines 2000 Comprehensive Plan. Moved by Phillips to receive and file. Motion Carried 6-0.

98-272 (B) Hearing on termination of the Vandalia Acres Relocation Program Urban Renewal Project and approving same. Moved by Phillips to adopt. Motion Carried 6-0.

98-273 (C) Hearing on termination of the Southeast Prime Service Area Urban Renewal Project and approving same. Moved by Phillips to adopt. Motion Carried 6-0.

98-274 (D) Resolution of necessity pursuant to Iowa Code 403.4 finding the SE AgriBusiness Urban Renewal Project Area to be a blighted area and an economic development area appropriate for commercial and industrial enterprises. Moved by Phillips to adopt. Motion Carried 6-0.

98-275 (E) Hearing on the SE AgriBusiness Urban Renewal Plan and adopting same.(Council Communication No. 98-032). Moved by Phillips to adopt. Motion Carried 6-0.

98-276 (F) First consideration of ordinance providing for division of revenue from taxation (Tax Increment Financing-TIF) within the SE AgriBusiness Urban Renewal Project Area. Moved by Phillips that this ordinance be considered and given first vote for passage. Motion Carried 6-0.

Action: Adoption of the SE AgriBusiness Urban Renewal Plan. First consideration of ordinance establishing tax increment financing district within the SE AgriBusiness Urban Renewal Project Area.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Urban Design Review Board to review and make recommendation on the proposed urban renewal plan amendment. (10/7/08)

Plan and Zoning Commission to review and make recommendation on conformance of the urban renewal plan amendment with the City's Comprehensive Plan. (10/16/08)

City Council conduct public hearing on the Third Amendment to the SE AgriBusiness Urban Renewal Area Urban Renewal Plan (10/27/08)

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