

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	October 27, 2008
	<b>Agenda Item No.</b> <b>53</b> <b>Roll Call No.</b> <b><u>08-</u></b> <b>Communication No.</b> <b><u>08-633</u></b> <b>Submitted by: Matthew A. Anderson,</b> <b>Office of Economic Development</b>	

**AGENDA HEADING:**

Open/Close Public Hearing on the Adoption of the Third Amendment to the SE AgriBusiness Urban Renewal Plan.

**SYNOPSIS:**

Request for Council to open/close the public hearing and to approve the Third Amendment to the SE AgriBusiness Urban Renewal Plan.

**FISCAL IMPACT:**

Amount: \$8 million

Funding Source: 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 urban renewal plan and tax increment designation were approved for this area in 1998. The amendment provides for:

- updating the urban renewal plan language and maps since its last amendment in 2002.
- designating an acquisition parcel on Dean Avenue for a City fire logistics and training facility
- providing for additional public safety uses, such as the fire training facility, to be financed with tax increment revenues including expenditures of up to \$8 million for the new facility.
- amending the termination date of the plan from its current date of December 31, 2018 to that date by which financial obligations secured by the urban renewal plan are completed and/or a later date the Council may select.
- revising the report on tax increment revenues and expenditures.

*Tax Increment Report:* The SE AgriBusiness Urban Renewal Area was concurrently designated a tax increment area in January 1998. The “frozen” tax base was about \$48 million; since then, there has been an additional \$35 million in new tax base generated (or about \$1.36M in TIF revenues annually). The City currently uses about \$1M of that revenue to pay off bonds (issued for land acquisition and infrastructure installation) which will be retired in late 2008.

The proposed fire logistics project is estimated to cost about \$8 million for property acquisition and construction of the facility. The new facility has classrooms and other areas required for training DM Fire Department personnel as well as enclosed areas for maintenance, supply warehouse and distribution operations. The major classroom and supporting break rooms will be laid out and equipped so they can be converted for use as the City's Emergency Operations Center (EOC) when necessary.

Administration space, restroom/shower/locker facilities, kitchen, dining areas and support areas will be shared. There will be an apparatus parking-indoor skills area for year-round training and temporary storage of apparatus designated for maintenance.

Exterior elements will provide the required infrastructure for structural fire suppressing training and drills, driver's training, pump training and testing, hazardous materials, special operations, and other specialized rescue services training and exercises.

### **PREVIOUS COUNCIL ACTION(S):**

Date: September 22, 2008

Roll Call Number: 08- 1654

Action: On Proposed Third Amendment to SE Agribusiness Urban Renewal Plan, (10-27-08). (Council Communication No. 08-565). Moved by Coleman to adopt. Motion Carried 7-0.

Date: September 22, 2008

Roll Call Number: 08- 1649

Action: Authorization to proceed with acquisition of property at 2715 Dean Avenue for the Fire Department Logistics and Training Facility Project. (Council Communication No. 08-575) Moved by Mahaffey to adopt; refer to the City Manager to review collaboration efforts. Motion Carried 7-0.

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

Action: 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.

#### **BOARD/COMMISSION ACTION(S):**

Date: October 7, 2008

Action: Urban Design Review Board reviewed the Third Amendment and recommended approval, noting that attention should be paid to wetlands protection and restoration in this area which has riverfront and other waterways.

Date: October 16, 2008

Action: Plan and Zoning Commission met to review the conformance of the Third Amendment with the adopted Comprehensive Plan. Their recommendation will made by separate communication to the Council.

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Purchase of property and construction of the fire operations facility which will be subject to specific Council approvals.

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