

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	November 10, 2008
	<p>Agenda Item No. <u>22</u> Roll Call No. <u>08-</u> Communication No. <u>08-675</u> Submitted by: Matthew A. Anderson, Office of Economic Development</p>	

AGENDA HEADING: Set date of Public Hearing on the Adoption of the Ninth Amendment to the Metro Center Urban Renewal Plan.

SYNOPSIS:

On the November 10th agenda is a roll call to set the date of the public hearing on the Ninth Amendment to the Metro Center Urban Renewal Plan for December 22, 2008.

This amendment provides the enabling language to permit use of tax increment finance revenues for the improvement of the Civic Center of Greater Des Moines (221 Walnut St.) **and provides enabling language to allow for the acquisition of the block located between East Locust and East Walnut Street from E. 2nd to E 3rd St. (the former Bud Mulcahey Jeep dealership property). The actual purchase of this property will require specific approval of the Council at a future date after determination of fair market value.**

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 December 22, 2008.

FISCAL IMPACT:

Amount: \$500,000 total with an annual allocation of \$100,000 for five years beginning in 2009, subject to Council approval of the **Civic Center** project.

Funding Source:

Civic Center: Metro Center Tax Increment Financing beginning in FY2009-10.

Acquisition: 2008-09/2013-14 Capital Improvements Program; Municipal Improvements, Page 9 (CP034 PKS990000)

ADDITIONAL INFORMATION:

Civic Center of Greater Des Moines (221 Walnut St.)

The Council has previously approved a preliminary funding commitment of \$500,000 for the refurbishment and renovation of the Civic Center of Greater Des Moines in September 2006. The building is more than 25 years old and in need of major updating and refurbishing. In order to be able to utilize tax increment revenues from the Metro Center Urban Renewal Area, an amendment to the urban renewal plan is required.

Designation of Acquisition Parcel 08-1 and Disputation Parcel 08-A

The Council previously approved the 2008-09/2013-24 Capital Improvements Program which indicated the potential acquisition of the property located between E. Locust and E. Walnuts Streets between E. 2nd and E. 3rd Streets, informally known as the former Bud Mulcahey Jeep dealership, for the possible future construction of a structured parking facility. The 9th Amendment designates this property as Acquisition Parcel 08-1 for acquisition-related activities and a Disposition Parcel 08-A for development-related activities. The future use of this property is shown for public and/or private development. The 9th Amendment also allows the City to use tax increment funds, previously approved in the Eighth Amendment for the parking structure shown as being located on the City Hall “block” between E. Grand Avenue and East Locust Street, directly east of City Hall, for Acquisition Parcel 08-A.

PREVIOUS COUNCIL ACTION(S):

Date: May 27, 2007

Roll Call Number: 07-643

Action: On Proposed Eighth Amendment to the Metro Center Urban Renewal Plan. (Council Communication No. 07-284) Moved by Coleman to adopt. Motion Carried 7-0.

Date: April 9, 2007

Roll Call Number: 07-643

Action: Set date of public hearing on Proposed Eighth Amendment to the Metro Center Urban Renewal Plan, (5-21-07). Moved by Vlassis to adopt. Motion Carried 7-0

Date: September 25, 2006

Roll Call Number: 06-1926

Action: Preliminary commitment of financial support for physical improvements to the Civic Center of Greater Des Moines. (Council Communication No. 06-614) Moved by Vlassis to adopt. City funds will be used for physical improvements only. Motion Carried 6-0.

Date: July 28, 2003

Roll Call Number: 03-1800

Action: Resolution Closing Public Hearing on Seventh Amendment to the Metro Center Urban Renewal Plan and Approving the Same. Moved by Hensley to adopt. Motion Carried 7-0.

Numerous actions taken prior to this date relating to the individual prior amendments to the Metro Center Urban Renewal Plan.

Date: February 21, 2000

Roll Call Number: 00-452 and 00-453

Action: On amendments to the following Plans to provide for merger of the two into the Metro Center Urban Renewal Project:

00-452 (A) Proposed 8th Amendment to the Riverpoint Capitol-Center Development Area Urban Renewal Project. **Moved by McPherson to adopt. Motion Carried 7-0.**

00-453 (B) Proposed 33rd Amendment to the Capitol Center Development Area Urban Renewal Project. **Moved by McPherson to adopt. Motion Carried 7-0.**

BOARD/COMMISSION ACTION(S):

Date:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board to review and make recommendation on the proposed urban renewal plan amendment. (12/2/08)
- Plan and Zoning Commission to review and make recommendation on conformance of the urban renewal plan amendment with the City's Comprehensive Plan. (12/4/08)
- City Council conduct public hearing on the Ninth Amendment to the Metro Center Urban Renewal Area (12/22/08)

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