

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 6, 2010
	Agenda Item No.	38
	Roll Call No.	<u>10-2018 10-2019 10-2020 10-2021</u>
	Communication No.	<u>10-730</u>
	Submitted by:	Matt Anderson Economic Development Administrator

AGENDA HEADING:

Hearings on matters regarding the proposed Southside Economic Development District Urban Renewal Plan.

SYNOPSIS:

On the December 6 agenda are several roll calls relating to the creation of a new urban renewal and tax increment area for the Southside Economic Development District. The boundaries of this proposed urban renewal area are SW 9th Street, Army Post Road, SE 14th Street and County Line Road. A map of the proposed boundary is included in this communication.

The roll calls are:

1. Receive and file communication from the Plan and Zoning Commission finding the Urban Renewal Plan to be in conformance with the Des Moines 2020 Community Character Plan.
3. Resolution of Necessity finding the Southside Economic Development District Urban Renewal Area to be an economic development area appropriate for redevelopment for commercial use.
4. Resolution closing hearing on the proposed Southside Economic Development District Urban Renewal Plan and adopting same.
5. First reading of ordinance providing for the division of general property taxes levied and collected each year in the urban renewal area to allow for the use of tax increment financing.

FISCAL IMPACT:

The urban renewal plan and tax increment designation will extend for a period of twenty years following the initial TIF certification. The purpose of designating this area as an urban renewal area is to encourage new economic investment and business development. The concurrent TIF designation provides a funding source to assist public and private projects.

The urban renewal plan projections have been prepared using very conservative estimates of growth in valuation. The estimated net annual cash available to the City of Des Moines begins at about \$33,000 initially, and is anticipated to increase at a rate of 1.5% per year. Additional growth in this area would have the ability to increase this annual rate, which is based on the current valuation only.

ADDITIONAL INFORMATION:

City Council approved the creation of an urban renewal plan for the Southside Economic Development District in October 2009, with the goals of facilitating new private sector economic investment in the area, providing for the revitalization of a regional retail landscape, and providing for the enhancement of quality public amenities in Southeast Des Moines. Staff has proceeded with the creation of the urban renewal plan, meeting with city departments, area taxing entities and providing the plan for review to the Plan & Zoning Commission and Urban Design Review Board.

It is recommended that City Council approve the plan as presented to allow for the furtherance of the plan's goals and objectives.

PREVIOUS COUNCIL ACTION(S):

Date: [November 8, 2010](#)

Roll Call Number: [10-1839](#)

Action: [On](#) proposed Urban Renewal Plan for the Southeast Economic Development District Urban Renewal Area, (12-6-10). ([Council Communication No. 10-673](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: October 11, 2010

Roll Call Number: [10-1694](#)

Action: [Regarding](#) proposed SE Economic Development District Urban Renewal Area and preparation of an urban renewal plan and creation of tax increment financing (TIF) district. ([Council Communication No. 10-619](#)) Moved by Meyer to receive and file, and to authorize the City Manager to prepare an urban renewal plan and related information and documents in general accordance with the Council Communication. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan & Zoning Commission

Date: December 2, 2010

Resolution Number: N/A

Action: At a public hearing held on December 2, 2010, the members recommended by a vote of 12-0 to find the proposed Southside Economic Development District Urban Renewal Area Plan is in conformance with the Des Moines' 2020 Community Character Plan.

Board: Urban Design Review Board

Date: November 16, 2010

Resolution Number: N/A

Action: Motion to approve the Southside Economic Development District Urban Renewal Plan with comments forwarded to City Council.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Second and third reading of the ordinance.

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