

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: February 28, 2011
	Agenda Item No. 24 Roll Call No. <u>11-0309</u> Communication No. <u>11-127</u> Submitted by: Terrance Vorbrich, Acting Economic Development Administrator

AGENDA HEADING:

Set date of public hearing for April 11, 2011 on Tenth Amendment to the Metro Center Urban Renewal Plan.

SYNOPSIS:

Recommend approval of the Tenth Amendment to the Metro Center Urban Renewal Plan. The Tenth Amendment has two major components:

- The addition of an area to be known as “River Hills 2011” which includes the Botanical Center to the Metro Center Urban Renewal Area; and
- The addition of and expansion to the urban renewal project proposals including the central fire station; the Des Moines and Raccoon River levees and related flood control improvements; recreation area improvements and economic development assistance for improvements to downtown office space.
- These urban renewal project proposals shall be eligible for funding with tax increment finance revenues. Each urban renewal project proposal will require prior approval by City Council as to project specifics and funding.

FISCAL IMPACT:

Amount: The public activities and projects that may be assisted by this plan and tax increment revenues are:

- a. Economic development financial assistance for:
 - Operation, maintenance, renovation and enhancement of the Botanical Center of Greater Des Moines for an amount up to \$2 million.
 - Financial assistance to property owners for improvements to downtown office space to enable leasing to business tenants for an amount up to \$1 million.
- b. Evaluation, engineering and improvement of the Raccoon and Des Moines River levees and related river flood prevention/reduction projects for an amount up to \$5 million.
- c. Construct and equip the new central fire station for an amount up to \$8 million.

- d. Construct and equip public recreation area improvements as designated in the urban renewal plan for an amount up to \$1 million.

Funding Source: Each project will have project code assigned at the time of individual project approval.

ADDITIONAL INFORMATION:

The Metro Center Urban Renewal Plan and its related tax increment finance districts encompass the downtown and near downtown area. The area being added, known as the River Hills 2011 subarea—is shown on the map below.



The location of the River Hills 2011 Subarea (dotted area) is proposed for inclusion in the Metro Center Urban Renewal Area (green-shaded area).

General boundaries are:

- North: University Ave.;
- East: the Botanical Center east boundary line (north of I-235) and East Sixth Street (south of I-235);
- South: generally Des Moines Street and the Des Moines River at the Grand Ave. bridge;
- West: the west bank of the Des Moines River (south of I-235) and the east boundary of Illinois St. (north of I-235)

The River Hills 2011 Area is about 125 acres in size; the Des Moines River comprises about 25% (35 acres) of the area.

This roll call directs additional related actions be undertaken before the scheduled public hearing on April 11, 2011:

- the required tax increment consultation meeting;
- publication of the public hearing notice;
- referral to the Plan and Zoning Commission for review and recommendation on the conformance of the proposed urban renewal plan amendment with the City's Comprehensive Plan; and
- referral to the Urban Design Review Board for review and recommendation of the proposed amendment and use of tax increment funding.

PREVIOUS COUNCIL ACTION(S):

Date: December 22, 2008

Roll Call Number: 08-2228

Action: On Proposed Ninth Amendment to the Metro Center Urban Renewal Plan to identify improvements to the Civic Center of Greater Des Moines as eligible for economic development grant assistance and designate a parcel of property generally located at 201 E. Locust for potential acquisition funded with tax increment revenues. ([Council Communication No. 08-754](#)) **Moved by Vlassis to adopt. Motion Carried 7-0.**

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): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

As noted in the “Additional Information “ section, a number of meetings will be undertaken relating to the review and recommendation on this amendment prior to the scheduled public hearing on April 11, 2011.

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