

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 11, 2011
	Agenda Item No. 45 Roll Call No. <u>11-625</u> Communication No. <u>11-205</u> Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator

AGENDA HEADING:

Public hearing and adoption of Tenth Amendment to the Metro Center Urban Renewal Plan.

SYNOPSIS:

On the April 11, 2011 agenda, there are several items relating to the adoption of the Tenth Amendment to the Metro Center Urban Renewal Area, located in the downtown and near downtown areas. The Tenth Amendment has two major components:

- The addition of the “River Hills 2011 Subarea,” which includes the Botanical Center to the Metro Center Urban Renewal Area; and
- The addition of and expansion to the project listing eligible to use tax increment funds from the Metro Center Urban Renewal Area. These projects include the new Central Fire Station; the Botanical Center; 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. Each project will require individual funding approval by City Council.

The Roll Calls on the April 11, 2011 agenda, are:

1. Receive and file communication from the Plan and Zoning Commission finding the Tenth Amendment to be in conformance with the Des Moines 2020 Community Character Plan.
2. Resolution of Necessity finding the River Hills 2011 Subarea to contain blighted conditions constituting major deterrents to the continued growth of the downtown and an economic development area appropriate for redevelopment.
3. Resolution to open and close the public hearing on the proposed Tenth Amendment to the Metro Center Urban Renewal Plan and adopting said amendment.
4. First reading of ordinance providing for inclusion of the River Hills 2011 Subarea in the tax increment financing district for the Metro Center Urban Renewal Area.

FISCAL IMPACT:

Amount: Will be determined by the individual project.

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

- 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; a specific program will be developed for the allocation of this funding, subject to Council approval.
- 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.
- To construct and equip the new Central Fire Station, for an amount up to \$8 million.
- To 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 codes assigned at the time of individual project approval.

ADDITIONAL INFORMATION:

There have been two minor changes to the draft Tenth Amendment documents attached to the February 28, 2011 item, by Roll Call No. 11-309, that set the date of public hearing on the Tenth Amendment. These changes are:

- A complete legal description for River Hills 2011 Subarea has been added, which required a slight change to all of the urban renewal plan maps to show the boundary line in the vicinity of E 6th and I-235, now following the E 6th east-bound ramp right-of-way line on the south side of I-235.
- The skywalk district boundary on Map 7 (public facilities) now reflects the new skywalk district boundary adopted at the March 28, 2011 City Council meeting.

Tax Increment Consultation Meeting: The tax increment consultation meeting was held on March 16, 2011; no representatives from the Des Moines School Board, Des Moines Area Community College or Polk County were in attendance. No written comment has been received on the proposed amendment and its use of tax increment funds.

PREVIOUS COUNCIL ACTION(S):

Date: February 28, 2011

Roll Call Number: 11-309

Action: [On](#) proposed 10th Amendment to the Metro Center Urban Renewal Plan, (4-11-11). ([Council Communication No. 11-127](#)) **Moved by Coleman to adopt. Motion Carried 7-0.**

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: March 15, 2011

Resolution Number: N/A

Action: Recommended approval of Tenth Amendment to the City Council.

Board: Plan and Zoning Commission

Date: March 3, 2011

Resolution Number: N/A

Action: Found the Tenth Amendment to be in conformance with adopted comprehensive plan for the City of Des Moines.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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