 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 10, 2011
	<p>Agenda Item No. 18</p> <p>Roll Call No. <u>11-1708</u></p> <p>Communication No. <u>11-639</u></p> <p>Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator</p>

AGENDA HEADING:

Set date of public hearing for November 7, 2011 on Fourth Amendment to the SE Agribusiness Urban Renewal Plan.

SYNOPSIS:

Recommend setting date of hearing for the Fourth Amendment to the SE Agribusiness Urban Renewal Plan. The Fourth Amendment has two major components:

- The addition of about 220 acres located between S. E. 14th St. to E 18th Street extending from E. Market St. to Maury Street to the urban renewal area;
- The addition to and expansion of the urban renewal project proposals that may be undertaken with tax increment assistance including the Municipal Services Center. Each urban renewal project requires prior approval by City Council as to project specifics and funding.

FISCAL IMPACT:

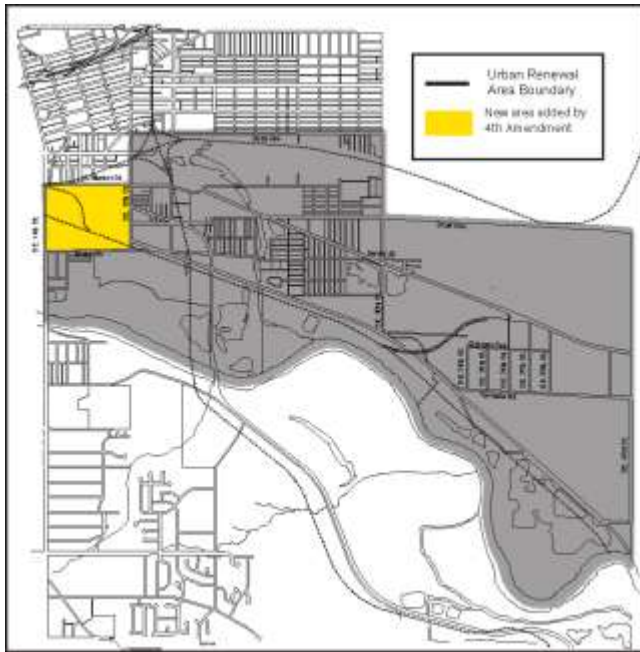
Amount: The public activities and projects that may be assisted by this plan and tax increment revenues are:

- a. Construct and equip the new Municipal Services Center for an amount up to \$18.5 million (principal). \$15 million of funding is scheduled from tax increment revenues and \$3.5 million from grant proceeds. Tax increment funding may also be used for temporary facilities to accommodate the transition.
- b. Provide for economic development assistance to Kemin Industries, Inc. in the amount of up to \$500,000 based on 50% of the new property tax revenue created by their proposed expansion of their corporate headquarter facilities located at 2100 Maury St.; with said payment(s) after completion of the project and other conditions detailed in the urban renewal agreement with the company.

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

ADDITIONAL INFORMATION:

The SE Agribusiness Urban Renewal Plan and its related tax increment finance districts encompass the industrial area located east of the downtown, generally along Maury Street and extends to the City's eastern boundary at SE 43rd Street.



The 220 acre area being added is shown on the map to the left; the yellow-shaded area is to be added to the urban renewal area.

General boundaries of the area to be added are:

- North: East Market Street.;
- East: East 18th Street;
- West: SE 14th Street
- South: Maury Street

This roll call also directs additional related actions be undertaken before the scheduled public hearing on November 21, 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 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: July 25, 2011

Roll Call Number: [11-1323](#)

Action: Resolution approving components of the Executive Summary of the Draft Municipal Services Center Master Plan, and directing the City Manager to proceed with specific actions to advance the Municipal Services Center Project. **Moved by Moore to adopt. Motion Carried 7-0.**

Date: October 27, 2008

Roll Call Number: 08-1882

Action: [On](#) proposed Third Amendment to the SE Agribusiness Urban Renewal Plan, related to the acquisition, construction and equipping of the fire logistics and training facility. ([Council Communication No. 08-633](#)) **Moved by Meyer to adopt. Motion Carried 6-1. Absent: Coleman.**

Date: January 26, 1998

Roll Call Number: 98-275

Action: Adoption of Urban Renewal Plan for the SE Agribusiness and concurrent designation as a tax increment finance area

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

As noted in the “Additional Information “ section, a number of public meetings will be undertaken relating to the review and recommendation on this amendment prior to the scheduled public hearing on November 21, 2011.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.