 <h1 style="text-align: center;">Council Communication</h1> <p style="text-align: center;">Office of the City Manager</p>	Date: June 25, 2012
	<p style="text-align: right;">Agenda Item No. 52</p> <p style="text-align: right;">Roll Call No. <u>12-1032</u></p> <p style="text-align: right;">Communication No. <u>12-328</u></p> <p style="text-align: right;">Submitted by: Terrance N. Vorbrich, Acting Economic Development Administrator</p>

AGENDA HEADING:

Resolution to open and close public hearing on the Thirteenth Amendment to the Central Place Industrial Park Urban Renewal Plan.

SYNOPSIS:

The resolution opens and closes the public hearing by the Council on the Thirteenth Amendment to the Central Place Industrial Park Urban Renewal Plan. The purpose of this action is to amend the Urban Renewal Plan termination date to June 30, 2020, to provide additional time and resources to redevelop this area which has been significantly impacted by flooding. With the completion of the Des Moines River levee in 2013, additional funds to improve the area are anticipated to be needed for redevelopment of the various parcels the City now owns in the area.

FISCAL IMPACT:

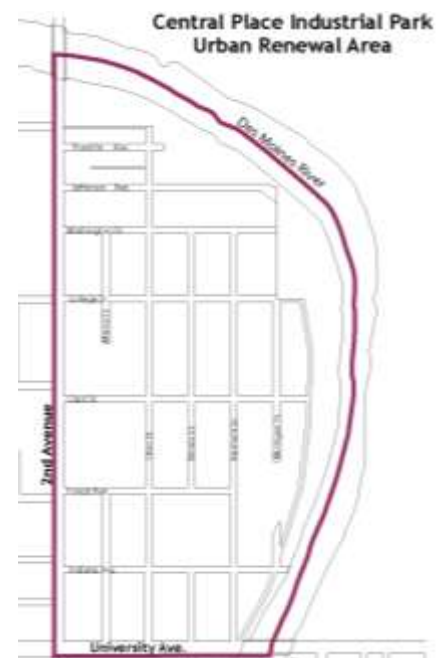
Amount: The proposed amendment is enabling and as such, does not represent a commitment of any new obligations. It permits the City to use tax increment funds for the repayment of existing bond debt service payments totaling \$84,680 that extends to 2018, as well as providing the opportunity for tax increment funds to be allocated for specific future projects.

Funding Source: 2012-2013 CIP, Page Miscellaneous - 7, Central Place Urban Renewal Area, URR009

ADDITIONAL INFORMATION:

The Central Place area was designated as an urban renewal area and tax increment district in 1985, as part of a City initiative to redevelop “brownfield areas” with new infrastructure and adequately-sized sites for M-1 type businesses.

The urban renewal plan and the accompanying tax increment designation allowed the City to purchase and clear a number of blighted sites. A number of locally-owned and operated businesses then located in Central Place (see map). However, the impact of the 1993 floods was significant in Central Place which received over 6 feet of water due to levee breaches at 2nd Avenue. Since that time, only three new buildings have been erected. In addition, the Des Moines Public School



District has purchased a major building in the area - the former Colonial Bakery - exempting the building from property tax and is no longer a taxable property and has impacted the tax increment funds available.

The Urban Design Review Board at its June 5, 2012 meeting recommended adoption of the amendment. The Plan and Zoning Commission at its June 7, 2012, found the proposed amendment to be in conformance with the adopted 2020 Land Use Plan. The required tax increment consultation meeting and comment period were held; no comments have been received.

PREVIOUS COUNCIL ACTION(S):

Date: May 21, 2012

Roll Call Number: [12-0780](#)

Action: [On](#) proposed first amendment to Urban Renewal Plan for the Southside Economic Development District Urban Renewal Area, (6-25-12). ([Council Communication No. 12-248](#)). Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 20, 2006

Roll Call Number: 06-295

Action: On Twelfth Amendment to Central Place Industrial Park Urban Renewal Plan to extend the redevelopment controls and tax increment district until June 30, 2012. (Council Communication No. 06-055). Moved by Vlassis to adopt. Motion Carried 7-0.

Numerous prior actions to adopt the First- Eleventh Amendments to the Central Place Industrial Park Urban Renewal Plan

Date: May 20, 1985

Roll Call Number: 85-2388

Action: Central Place Industrial Park Urban Renewal Plan adopted.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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