

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 25, 2012
	<p style="text-align: right;"><b>Agenda Item No.</b> 51 <b>Roll Call No.</b> <u>12-1029</u> <b>Communication No.</b> <u>12-335</u> <b>Submitted by:</b> Terrance N. Vorbrich, Acting Economic Development Administrator</p>

**AGENDA HEADING:**

Resolution to open and close public hearing on the amended resolution of necessity and first amendment to the Urban Renewal Plan for the Southside Economic Development District Urban Renewal Area and adopting said first amendment.

**SYNOPSIS:**

The resolution opens and closes the public hearing by the Council on the amended resolution of necessity and the First Amendment to the Southside Economic Development District Urban Renewal Plan. The purpose of this amendment is to expand the basis of the urban renewal plan to include the blighted conditions existing within the plan area.

**FISCAL IMPACT:**

Amount: This is an amendment to an existing plan to extend the basis of the plan and it does not modify the plan. The proposed amendment is enabling, and as such, does not represent a commitment of any new obligations.

Funding Source: Southside Economic Development District Urban Renewal Area.

**ADDITIONAL INFORMATION:**

On December 6, 2010, by Roll Call No. 10-2020, the Southside Economic Development District Urban Renewal Area was designated as an urban renewal area and tax increment finance district. The plan was developed to facilitate new economic investment and revitalize a once regionally recognized retail, recreational and entertainment area that is experiencing significant decline.

The economic development basis and goals for the plan remain. The amendment is necessary to incorporate the area's existing blighted conditions as part of the plan's basis and anticipated activities. Commercial building valuations have decreased and building vacancies have steadily increased in the plan area over the last decade. Combined with aging and deterioration of these commercial structures, a pattern of decline and disinvestment has set in.

Historic Fort Des Moines, located within the plan area, is on the National Register of Historic Places, and has been the subject of public concern due to the deteriorated and blighted conditions of many of the existing buildings. There is a mix of public and private ownership of the buildings, including the

City. In 2010, an extensive study on the Fort was prepared for the City and presented possible alternatives for the Fort buildings and road system. Further evaluation and review are needed to determine what alternatives are feasible. Including the blighted conditions of the buildings, as part of the Urban Renewal Plan basis provides a complete recognition of the current conditions in the plan area and can ensure that the plan's activities are coordinated to provide an appropriate response. The Fort Des Moines plan would be consulted in any discussion of development or redevelopment in the vicinity of Fort Des Moines. The Southside Urban Renewal Plan is intended to work in concert with this plan, with the Superblock Plan and other existing and future plans in the area.

The Urban Design Review Board recommended adoption of the amendment at its June 5, 2012 meeting. The Plan & Zoning Commission at its June 7, 2012 meeting found the plan 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: December 6, 2010

Roll Call Number: [10-2018](#), [10-2019](#), [10-2020](#), [10-2021](#)

Action: Items regarding proposed Southside Economic Development District Urban Renewal Area: ([Council Communication No. 10-730](#))

- (A) [Communication](#) from the Plan and Zoning Commission. Moved by Meyer to receive and file. Motion Carried 7-0.
- (B) [Resolution](#) of Necessity finding the Urban Renewal Area to be an economic development area appropriate for redevelopment for commercial use. Moved by Meyer to adopt. Motion Carried 7-0.
- (C) [Hearing](#) on the proposed Urban Renewal Plan and adopting the Plan. Moved by Meyer to adopt. Motion Carried 7-0.
- (D) [First](#) consideration 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 (TIF). Moved by Meyer that this ordinance be considered and give first vote for passage. Motion Carried 7-0.

### **BOARD/COMMISSION ACTION(S):**

Board: Plan & Zoning Commission

Date: June 7, 2012

Resolution Number: N/A

Action: The Plan & Zoning Commission at its June 7, 2012 meeting found the plan to be in conformance with the adopted 2020 Land Use Plan.

Board: Urban Design Review Board

Date: June 5, 2012

Resolution Number: N/A

Action: Motion for approval as submitted by Clark. Seconded by Hearn. Motion carried.

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 Plan in conformance with the Des Moines 2020 Community Character Plan.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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](mailto:cityclerk@dmgov.org).