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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b> January 14, 2013   |
|  | <b>Agenda Item No.</b> 25<br><b>Roll Call No.</b> <u>13-3400</u><br><b>Communication No.</b> <u>13-005</u><br><b>Submitted by:</b> Matthew A. Anderson,<br>Assistant City Manager |

**AGENDA HEADING:**

Set date of hearing on proposed Twelfth Amendment to the Metro Center Urban Renewal Plan.

**SYNOPSIS:**

This roll call sets the date of public hearing on the proposed Twelfth Amendment to the Metro Center Urban Renewal Plan for the February 25, 2013 City Council meeting. The proposed amendment updates the urban renewal plan with information, as required by state law, relating to the provision of tax increment financial assistance approved by the City Council for the former Younkens Department Store and CityVille on 9<sup>th</sup> projects.

**FISCAL IMPACT:**

Amount: There is no direct fiscal impact associated with the approval of the Twelfth Amendment. The public activities and projects that may be assisted by this urban renewal plan and tax increment revenues are now listed in the plan text.

Funding Source: Each project has a specific fund code assigned.

**ADDITIONAL INFORMATION:**

More specifically, the proposed Twelfth Amendment to the Metro Center Urban Renewal Plan is to:

- Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the former Younkens Department Store Building renovation project on Walnut Street and the CityVille on 9<sup>th</sup> apartment and commercial building project on SW 9<sup>th</sup> Street, south of Murphy Street, and include these two new proposed projects in amended Appendix C --Approved Economic Development and Redevelopment Activities.
- Correct a clerical error with respect to the revised qualifications for construction period tax abatement approved as part of the Eleventh Amendment.
- Update the Financial Condition Report to reflect the two new proposed projects that will be added to Appendix C.

**PREVIOUS COUNCIL ACTION(S):**

Date: December 17, 2012

Roll Call Number: [12-1970](#)

Action: [On](#) proposed 11<sup>th</sup> Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 12-616](#)). Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 3, 2012

Roll Call Number: [12-1883](#), [12-1884](#) and [12-1885](#)

Action: Items regarding historic renovation of former Younkens building at 713 Walnut Street: ([Council Communication No. 12-600](#))

(A) [Approving](#) \$3,000,000 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds and \$250,000 HOME Investment Partnerships Funding (HOME) loan with 713 Walnut, LLC for the development of 120 housing units as part of the Younkens Building Project. Moved by Hensley to adopt. Motion Carried 7-0.

(B) [Approving](#) Urban Renewal Development Agreement with the Alexander Company, Inc. and Conceptual Development Plan. Moved by Hensley to adopt. Motion Carried 7-0.

(C) [Approving](#) application for Enterprise Zone Benefits to be referred to the Des Moines Enterprise Zone Commission and the Iowa Economic Development Authority for Younkens Building, LLC (Joe Alexander, President, Alexander Company) \$35 million dollar project constructing 120 housing units at 713 Walnut Street in the Gateway Enterprise Zone. Moved by Hensley to adopt. Motion Carried 7-0.

Date: November 19, 2012

Roll Call Number: [12-1767](#)

Action: [On](#) proposed 11<sup>th</sup> Amendment to the Metro Center Urban Renewal Plan, (12-17-12). ([Council Communication No. 12-585](#)). Moved by Hensley to adopt. Motion Carried 7-0.

Date: September 10, 2012

Roll Call Number: [12-1470](#)

Action: [Regarding](#) the proposed CityVille Development at SW 9th and Murphy Streets by Hubbell Realty and authorize the City Manager to negotiate a final agreement for City financial assistance. ([Council Communication No. 12-492](#)). Moved by Hensley to receive and file and to authorize the City Manager to negotiate a final development agreement for City financial assistance based on the preliminary terms of agreement as outlined in Council Communication No. 12-492; refer to the City Manager to report on what category of property tax will be used for the project and if the dwellings will be market rate. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

This roll call directs additional related actions be undertaken before the scheduled public hearing on February 25, 2013:

- the required tax increment consultation meeting;
- publication of the public hearing notice;
- referral to the Urban Design Review Board for review and recommendation on the proposed amendment.

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 first 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).