

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 22, 2013
	Agenda Item No. 43 Roll Call No. <u>13-0673</u> Communication No. <u>13-202</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Hearing on the Second Amendment to the Southside Economic Development District Urban Renewal Plan and adopting same.

SYNOPSIS:

The proposed amendment updates the urban renewal plan with information required by state law for projects approved by City Council in the plan area boundary. Included in this second amendment are the Southridge Redevelopment Project and the A.H. Blank Park Zoo Expansion Project.

FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of the Second Amendment. The public activities and projects that will be assisted by the urban renewal plan and tax increment revenues are now included in a new Appendix A of the plan document.

Funding Source: Specific funding codes are assigned to each project by the Finance Department.

ADDITIONAL INFORMATION:

The proposed Second Amendment to the Southside Economic Development District Urban Renewal Plan will approve the following:

- The provision of financial assistance from tax increment revenues for the Southridge Redevelopment project according to terms of the development agreement approved by City Council with SDG Macerich Southridge Mall, L.L.C. on May 7, 2012, by Roll Call No 12-0745.
- The provision of an economic development grant to A.H. Blank Park Zoo Foundation according to terms of the development agreement approved by City Council with Blank Park Zoo Foundation, Inc. on April 25, 2011, by Roll Call No. 11-0715.
- To list these projects in Appendix A of the plan, which will be titled “Approved Economic Development and Redevelopment Activities.”
- Attachment B, the Financial Condition Report section of the plan, will be updated to reflect the addition of these projects following the receipt of final 2013 property valuations from the Polk County Assessor.
- Subsection 1 of Section D of the plan has been amended to include language regarding continued planning, oversight, and administration efforts for the furtherance of achieving the plan’s objectives to create economic development and eliminate slum and blight conditions.

The required area taxing entities consultation meeting was held on April 4, 2013. No comments were received on the proposed amendment. The Urban Design Review Board meeting was held April 2, 2013, where the plan amendment was approved by the board.

PREVIOUS COUNCIL ACTION(S):

Date: March 25, 2013

Roll Call Number: [13-0463](#)

Action: [On](#) proposed Second Amendment to the Urban Renewal Plan for the Southside Economic Development District Urban Renewal Area, (4-22-13).([Council Communication No. 13-155](#))

Date: June 25, 2012

Roll Call Number: [12-1029](#)

Action: [On](#) proposed First Amendment to Urban Renewal Plan for the Southside Economic Development District Urban Renewal Area. ([Council Communication No. 12-335](#))

(A) [Recommendation](#) from Plan and Zoning Commission.

(B) [Amended](#) Resolution of Necessity.

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](#))

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.

(B) [Resolution](#) of Necessity finding the Urban Renewal Area to be an economic development area appropriate for redevelopment for commercial use.

(C) [Hearing](#) on the proposed Urban Renewal Plan and adopting the Plan.

(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).

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: April 2, 2013

Resolution Number: N/A

Action: Motion to approve by Reynolds. Seconded by Todd. Motion approved by the consensus of members present.

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:

Future amendments to the plan may be presented as required.

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