

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	May 20, 2013
	<b>Agenda Item No.</b>	<b>29</b>
	<b>Roll Call No.</b>	<b><u>13-799</u></b>
	<b>Communication No.</b>	<b><u>13-269</u></b>
	<b>Submitted by:</b>	<b>Matthew A. Anderson, Assistant City Manager</b>

**AGENDA HEADING:**

Set Date of Hearing on Thirteenth Amendment to Metro Center Urban Renewal Plan.

**SYNOPSIS:**

This roll call sets the date of public hearing on the proposed Thirteenth Amendment to the Metro Center Urban Renewal Plan for the June 24, 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 as well as extends the expiration date of the Metro Center Urban Renewal Plan to coincide with the termination of existing financial obligations such as bonds or specific development agreements, and updates a map and several definitions within the plan document.

**FISCAL IMPACT:**

Amount: There is no direct fiscal impact associated with the approval of the Thirteenth 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 Thirteenth 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 Hotel Randolph-Le Bosquet-Youngerman Buildings renovation, Ball Yard Lofts, Nollen Plaza, Ingersoll Square/Phase 3 and Principal Financial as per the specific project development agreements that have been/will be approved by the City Council and includes these proposed projects in amended Appendix C—Approved Economic Development and Redevelopment Activities.
- Amend language relating to the termination of the urban renewal plan to that date when City has received full reimbursement from incremental taxes of its advances, principal and interest payable on all tax increment financing or general obligations issued to carry out the objectives of the Plan.
- Update the Financial Condition Report to reflect the new proposed projects that will be added to the listing contained in Appendix C.

- Update the disposition parcel map to show the current designations and configurations of disposition parcels.
- Extend the termination date of the urban renewal plan to be co-terminus with approved financial obligations.
- Amend the language relating to specified public improvements to be in conformance with 2012 Iowa Legislative changes.

**PREVIOUS COUNCIL ACTION(S):**

Date: February 11, 2013

Roll Call Number: [13-0239](#)

Action: [On](#) proposed Twelfth Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 13-048](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 14, 2013

Roll Call Number: [13-0034](#)

Action: [On](#) Proposed Twelfth Amendment to the Metro Center Urban Renewal Plan, (2-11-13). ([Council Communication No. 13-005](#)). Moved by Moore to adopt. Motion Carried 7-0.

Date: December 17, 2012

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

Action: [On](#) proposed 11th 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 Younkers 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 Younkers 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 Younkers 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 11th 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.

**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 June 24, 2013:

- The required tax increment consultation meeting;
- Publication of the public hearing notice; and
- Referral to the Urban Design Review Board for 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).