

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: March 10, 2014
	Agenda Item No. 15 Roll Call No. <u>14-0378</u> Communication No. <u>14-087</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Authorize notice of public hearing for April 7, 2014 on the Fourth Amendment to the Guthrie Avenue Business Park Urban Renewal Plan.

SYNOPSIS:

This Fourth Amendment to the Guthrie Avenue Business Park Urban Renewal Plan will provide an update of proposed projects within the plan area, an update of the Financial Condition report and provide for a review of the plan’s design standards with current City landscaping and design standards. The amendment also extends the urban renewal plan and tax increment finance (TIF) designations to June 30, 2029 to provide additional time for property acquisition and redevelopment. The current plan and TIF designation are scheduled to terminate on September 30, 2019.

This authorization also directs that future actions be undertaken including the required tax increment consultation meeting, publication of the public hearing notice and referral to the Urban Design Review Board to review the proposed plan amendment and make its recommendation to the City Council.

FISCAL IMPACT:

Amount: Purchase prices are to be determined and will be set by the market. The Plan enables annual cash available from the tax increment revenue to be used to acquire the remaining acres of land in the park boundary and prepare the land for redevelopment.

Funding Source: Guthrie Avenue Business Park tax increment revenue.

ADDITIONAL INFORMATION:

In 1988, the Guthrie Avenue Urban Renewal Plan was created to enable small to medium scale light industrial businesses to locate in an area served by rail, directly west of I-235 and near the junction of Interstates 35 and 80. The area was previously characterized by numerous salvage yards and significant amounts of blighted and vacant space.

Redevelopment activity has been directed to providing reasonably priced sites for sale to small and mid-sized businesses. With the area’s proximity to the interstate system and M-1 zoning, it has strong appeal to businesses that could have otherwise located outside of Des Moines.

The Guthrie Avenue urban renewal project has provided public funds, through tax increment financing as well as other federally funded grants, to provide needed infrastructure and purchase property for

redevelopment in order to leverage new private redevelopment investment. Significant new redevelopment in the park includes Moss Distribution, ABC Supply, Library Binding Services (LBS), Midwest Automatic Fire Sprinkler, Central Wire and Iron and Doll Distributing LLC. These new businesses have increased the area's property assessments from about \$3 million in 1988 to an estimated \$40 million today with about 710 jobs created or retained.

The urban renewal plan provides for acquisition of the remaining properties in plan area boundary, due to their blighted condition or uses which are not appropriate in this M-zoned area. As of today, about 2/3 of the properties in the urban renewal area boundary have been purchased by the City and sold for private redevelopment; approximately 21 acres remain to be purchased and sold for redevelopment.

PREVIOUS COUNCIL ACTION(S):

Date: September 14, 2009

Roll Call Number: [09-1700](#) and [19-1701](#)

Action: [On](#) Proposed Third Amendment to Urban Renewal Plan for the Guthrie Avenue Business Park Urban Renewal Area extending to September 30, 2019. Moved by Mahaffey to adopt. Motion carried 7-0.

(A) [Communication](#) from Plan and Zoning Commission. ([Council Communication No. 09-626](#)) Moved by Mahaffey to file. Motion carried 7-0.

Date: August 10, 2009

Roll Call Number: [09-1444](#)

Action: [On](#) Proposed Third Amendment to Urban Renewal Plan for the Guthrie Avenue Business Park Urban Renewal Area extending to September 30, 2019, (9-14-09). ([Council Communication No. 09-560](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: July 27, 2009

Roll Call Number: [09-1381](#)

Action: [On](#) Amendment of Urban Renewal Development Agreement, Declaration of Covenants and Special Warranty Deed for conveyance of Disposition Parcel 28A in Guthrie Avenue Business Park to Doll Distributing (to amend legal description). ([Council Communication No. 09-514](#)) Moved by Mahaffey to adopt. Motion Carried 7-0

This is the most recently sold property in the Guthrie Avenue Business Park Urban Renewal Area; there have been numerous previous roll calls for sale of land for redevelopment in the urban renewal area.

Date: September 26, 1988

Roll Call Number: 88-5958

Action: Adopt Urban Renewal Plan for Guthrie Avenue Business Park.

This urban renewal plan has been amended twice since its adoption.

Date: December 18, 1989

Roll Call Number: 89-5201

Action: Designate Guthrie Avenue Business Park Urban Renewal Area as tax increment finance district.

BOARD/COMMISSION ACTION(S):

Board: Area Taxing Entities

Date: August 17, 2009

Resolution Number: N/A

Action: Tax increment consultation meeting held with taxing entities; no written or oral comments received.

Board: Urban Design Review Board

Date: August 18, 2009

Resolution Number: N/A

Action: Urban Design Review Board recommended approval of the proposed urban renewal plan amendment.

Board: Plan & Zoning Commission

Date: August 20, 2009

Resolution Number: N/A

Action: Plan and Zoning Commission found the amendment to the urban renewal plan to be in conformance with the City's adopted Comprehensive Plan.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Urban Design Review Board to review the proposed urban renewal plan amendment March 18, taxing entities consultation meeting to be held March 20, and Council public hearing on the Fourth Amendment April 7.

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.