

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 28, 2014
	Agenda Item No. 19 Roll Call No. <u>14-1138</u> Communication No. <u>14-351</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Set date of public hearing on 15th Amendment to Metro Center Urban Renewal Plan.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 15th Amendment to the Metro Center Urban Renewal Plan for the August 25, 2014 City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools and Des Moines Area Community College in the interim. The amendment updates the urban renewal plan with several maps, information as required by state law relating to the provision of tax increment financial (TIF) assistance approved by the City Council for private and public projects, and incorporates this and previous amendments into a single document.

FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of the 15th Amendment. The 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:

The Urban Design Review Board reviewed this amendment at its July 15, 2014 meeting and recommended approval.

More specifically, the proposed 15th Amendment to the Metro Center Urban Renewal Plan:

- Approves the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the following specific project development agreements approved by the City Council and includes these proposed projects in amended Appendix C–Approved Economic Development and Redevelopment Activities: 505 East Grand Avenue by 505 East Grand LLC for a new commercial building; 1623 Grand Avenue by Artisan Row LLC for new residential development; 201 East Locust Street by 201 East Locust LLC for a new mixed use development; 130 East 3rd Street by Doyle Properties for the historic renovation project for offices; 401 East Grand Avenue by Iowa Machine Shed Co. for an AC|Marriott boutique hotel (preliminary terms approved only); 1420-1430 Locust Street by Locust Street Investments for restoration and adaptive reuse 600 East 5th Street by East Village Towers, LLC for renovation

of existing residential to market-rate residential and first floor commercial uses; and 601 6th Street by American Republic Insurance Company for extensive renovation of its corporate headquarters (preliminary terms approved only).

- Amend the Plan Objectives to add the economic development objective of investment involving job creation and job retention.
- Replace the text and maps describing proposed land uses to reflect the currently adopted comprehensive land use plan.
- Amend and update Appendix D–Approved Public Improvement, Street and Parking projects to provide a listing of projects scheduled for funding from tax increment revenues in the Metro Center Urban Renewal Area during fiscal year 2014/15.
- Add Appendix E–Analysis of Alternative Development Options and Funding for Public Buildings.
- Amend and update Project Proposals and the Map of Public Facilities & Improvements Assisted by TIF to incorporate bridges crossing the Des Moines and Raccoon Rivers and other improvements in the vicinity of the Des Moines and Raccoon Rivers, Walnut Mall Streetscape and to specify public parking facilities.
- Provide a restated urban renewal plan document that incorporates the adopted 13th and 14th Amendments and this 15th Amendment.

PREVIOUS COUNCIL ACTION(S):

Date: March 10, 2014

Roll Call Number: [14-0437](#)

Action: [On](#) 14th Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 14-101](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 27, 2014

Roll Call Number: [14-0144](#)

Action: [On](#) 14th Amendment to the Metro Center Urban Renewal Plan, (3-10-14) ([Council Communication No. 14-036](#)) Moved by Mahaffey to adopt. Motion Carried 5-2.

Date: June 24, 2013

Roll Call Number: [13-1028](#)

Action: [On](#) proposed 13th Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 13-311](#)) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Coleman.

Date: May 20, 2013

Roll Call Number: [13-0799](#)

Action: [On](#) proposed 13th Amendment to the Metro Center Urban Renewal Plan, (6-24-13). ([Council Communication No. 13-269](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 11, 2013

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

Action: [On](#) proposed 12th 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 12th 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 adopts. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

Board: Urban Design Review Board

Date: July 15, 2014

Resolution Number: N/A

Action: Recommended approval of the proposed 15th Amendment.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

This roll call directs additional related actions be undertaken before the scheduled public hearing on August 25, 2014:

- Complete required tax increment consultation meeting; and
- Publication of the public hearing notice.

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.