

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 27, 2015
	Agenda Item No. 46 Roll Call No. <u>15-1280</u> Communication No. <u>15-406</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Continue public hearing for the creation of an urban renewal/tax increment finance (TIF) plan for the Echo Valley Urban Renewal Area.

SYNOPSIS:

Recommend continuing the public hearing to August 24, 2015, on the creation of an urban renewal area and TIF plan for the Echo Valley area. The boundaries of this proposed urban renewal area are generally Echo Valley Drive, Fleur Drive, Border Street and SW 28th Street.

FISCAL IMPACT:

The TIF for this area will be prioritized for use on land development activities and public infrastructure projects that will facilitate private sector investment in commercial and residential development, and allow new taxable valuation to be created for the City of Des Moines. It is planned that development agreements for this area will be organized around the goal of having the private sector upfront infrastructure costs, with potential for a portion of such costs to be reimbursed from the resulting incremental taxes provided by the valuation added by the development. There will be an ability to evaluate each proposed project, and its positive impact to the citizens of Des Moines in the form of business development, services, housing and employment. All individual development agreements must be reviewed and approved by the City Council.

Based on 2014 assessments, the base value of the proposed TIF district will be approximately \$1.8M. To have a general estimate of anticipated revenues, an increase in taxable valuation of 1.5% per year will be used.

ADDITIONAL INFORMATION:

The Office of Economic Development has worked with other City departments over the last several months to evaluate the Echo Valley Area as a proposed urban renewal area/TIF District. Development of this area is a benefit to the City, offering the ability to stimulate new private sector upfront investment, create new taxable valuation, provide executive level housing opportunities as well as multifamily housing, and offer prime commercial and potential office development sites along Highway 65/5 (Purple Heart Highway), which is currently being promoted for inclusion as part of the Interstate system.

PREVIOUS COUNCIL ACTION(S):

Date: June 22, 2015

Roll Call Number: [15-1021](#)

Action: [On](#) adoption of an Urban Renewal/Tax Increment Finance (TIF) Plan for the Echo Valley Urban Renewal Area, (7-27-15). ([Council Communication No. 15-327](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: July 28, 2014

Roll Call Number: [14-1181](#)

Action: [Actions](#) relating to the request from Coppola Enterprises to create an Urban Renewal Area utilizing tax increment financing for the Echo Valley Development Area to initiate negotiations of preliminary terms of agreement for development of the area using project generated increment and authorizing use of special counsel. ([Council Communication No. 14-353](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: July 21, 2015

Resolution Number: N/A

Action: Motion to approve by Naura Heiman-Godar; Seconded by Catherine Dietz Kilen. Yes 7; No 0; Absent 2.

Board: Plan & Zoning Commission

Date: July 16, 2015

Resolution Number: N/A

Action: Approve 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Meet with applicable neighborhood associations and hold Council public hearing.

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