

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	August 24, 2015
	Agenda Item No.	47
	Roll Call No.	<u>15-1453</u>
	Communication No.	<u>15-472</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Continue public hearing to September 14 for the creation of an urban renewal/tax increment finance (TIF) plan for the Eastgate Urban Renewal Area.

SYNOPSIS:

The plan provides for the creation of an urban renewal area and TIF plan for the Eastgate area. The boundaries of this proposed urban renewal area are generally I-80, Aurora Avenue, East 8th Street, Hull Avenue and Delaware Avenue. NE 14th Street and East Euclid Avenue are main commercial and industrial corridors through the area. The continuation of the public hearing will allow for additional time to review proposed changes to the plan area boundary and to propose an alternate name for the plan area.

FISCAL IMPACT:

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

ADDITIONAL INFORMATION:

The originally proposed plan boundary was focused solely on the estimated 42-acre area formerly known as Eastgate Plaza. This has been a priority redevelopment site for the City and the NE Des Moines neighborhoods for a number of years. Following City Council and neighborhood association input, the boundary has been expanded to include more land adjacent to and in the vicinity of NE 14th Street, East Euclid Avenue, Dixon Street and Delaware Avenue to provide for a larger opportunity for revitalization and new investment.

PREVIOUS COUNCIL ACTION(S):

Date: July 27, 2015

Roll Call Number: [15-1281](#)

Action: [On](#) adoption of an Urban Renewal/Tax Increment Finance (TIF) Plan for the Eastgate Urban Renewal Area. ([Council Communication No. 15-407](#)) Moved by Mahaffey to continue the public hearing on the Eastgate Urban Renewal Plan until August 24, 2015 at 5:00PM, in the Council Chambers at City Hall. Motion Carried 7-0.

Date: January 26, 2015

Roll Call Number: [15-0142](#)

Action: [Regarding](#) the creation of an Urban Renewal Area utilizing Tax Increment Financing (TIF) for the Eastgate development area at NE 14th Street and E. Euclid Avenue. ([Council Communication No. 15-027](#)) Moved by Moore to receive and file, and to authorize and direct the City Manager to prepare an urban renewal plan and related information and documents to create an urban renewal area as generally described in Council Communication No. 15-027. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: July 21, 2015

Resolution Number: N/A

Action: Motion by Naura Heiman-Godar to approve. Seconded by Seth Gray Yes 7; No 0; Absent.

Board: Plan & Zoning Commission

Date: July 16, 2015

Resolution Number: N/A

Action: Approved 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold public hearing on September 14, 2015.

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