

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	September 14, 2015
	<b>Agenda Item No.</b>	<b>64C</b>
	<b>Roll Call No.</b>	<b><u>15-1564</u></b>
	<b>Communication No.</b>	<b><u>15-497</u></b>
	<b>Submitted by:</b>	<b>Matthew A. Anderson, Assistant City Manager</b>

**AGENDA HEADING:**

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

**SYNOPSIS:**

This is a public hearing to allow for public input on the creation of an urban renewal/TIF plan for the Echo Valley Urban Renewal Area. Specifically, the area located west of Fleur Drive, north of Border Street east of SW 28<sup>th</sup> Street and south of the Warren County boundary line adjacent to the Highway 5 bypass. The proximity of this area to the Highway 5/65 Bypass and thereby the interstate highway system, provide prime opportunities for quality development that can be coordinated in a planned and unified manner. Strategic and targeted use of resources that will be realized through the creation of this plan are critical to establishing necessary infrastructure and private sector economic investment, in the form of commercial, office, multifamily and residential development.

**FISCAL IMPACT:**

Amount: 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. 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.

Based on currently assessed property valuation, the base value of the proposed TIF area will be determined. Annual tax increment revenues for this area will be estimated using an anticipated increase in value of 1.5% per year. The total Echo Valley property tax assessment base is approximately \$1.5M.

**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: August 24, 2015

Roll Call Number: [15-1452](#)

Action: [On](#) adoption of an Urban Renewal/TIF Plan for the Echo Valley Urban Renewal Area. ([Council Communication No. 15-473](#)) Moved by Hensley to continue the public hearing on the Echo Valley Urban Renewal Plan until September 14, 2015 at 5:00 p.m. in the Council Chambers at City Hall. Motion Carried 7-0.

Date: July 27, 2015

Roll Call Number: [15-1280](#)

Action: [On](#) adoption of an Urban Renewal/TIF Plan for the Echo Valley Urban Renewal Area. ([Council Communication No. 15-406](#)) Moved by Hensley to continue the public hearing on the Echo Valley Urban Renewal Plan until August 24, 2015 at 5:00 p.m., in the Council Chambers at City Hall. Motion Carried 7-0.

Date: June 22, 2015

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

Action: [On](#) adoption of an Urban Renewal/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: NONE**

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).