

 <p style="text-align: center;"><b>Council</b> <b>Communication</b> Office of the City Manager</p>	<b>Date:</b>	September 14, 2015
	<b>Agenda Item No.</b>	<b>65</b>
	<b>Roll Call No.</b>	<b><u>15-1568</u></b>
	<b>Communication No.</b>	<b><u>15-498</u></b>
	<b>Submitted by:</b>	<b>Matthew A. Anderson, Assistant City Manager</b>

**AGENDA HEADING:**

Continue public hearing to October 12 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 district. The boundaries of this proposed urban renewal area were initially proposed as E. 8<sup>th</sup> Street, E. Aurora Avenue, E. Dixon Street and Hull Avenue. Based on input from elected officials and neighborhood groups the plan area will be proposed for expansion, allowing the tool to assist with revitalization of a broader area. This boundary expansion will require new public notices and another consultation meetings with area taxing entities. The additional time will also allow for finalization of an alternate name for the plan area.

**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.

**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. As a result of the input received at the neighborhood meetings with the affected property owners, the Office of Economic Development has requested that the public hearing on the Eastgate Urban Renewal Plan be continued until October 12, 2015, to allow additional time to implement changes to the proposed urban renewal area and plan, which include the expansion of the urban renewal area requiring new public notices and additional consultation meetings with area taxing entities. The additional time will also allow for finalization of an alternate name for the plan area.

**PREVIOUS COUNCIL ACTION(S):**

Date: August 24, 2015

Roll Call Number: [15-1453](#)

Action: On adoption of an Urban Renewal/TIF Plan for the Eastgate Urban Renewal Area. ([Council Communication No. 15-472](#)) Moved by Mahaffey to continue the public hearing on the Eastgate Urban Renewal Plan until September 14, 2015 at 5:00 PM in the Council Chambers at City Hall. Motion Carried 7-0.

Date: July 27, 2015

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

Action: On adoption of an Urban Renewal/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 TIF for the Eastgate development area at NE 14<sup>th</sup> 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 October 12, 2015.

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