

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 28, 2015
	Agenda Item No.	24
	Roll Call No.	<u>15-1609</u>
	Communication No.	<u>15-525</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Setting date of public hearing as October 26, 2015, for the creation of an urban renewal/tax increment finance (TIF) plan for the Northeast Gateway Revitalization Urban Renewal Area, formerly known as Eastgate Urban Renewal Area.

SYNOPSIS:

Recommend holding the public hearing on October 26, 2015, on the creation of an urban renewal area and TIF plan for the Northeast Gateway Revitalization area. The boundaries of this proposed urban renewal area are generally located between NE 52nd Street and NE 7th Street in the NW section, Aurora Avenue and I-235 in the NE section, Hull Avenue and I-235 in the SE section, and Hull Avenue and East 8th Street in the SW section. Based on input from elected officials and neighborhood groups the plan area was expanded to 1,084 acres, allowing the tool to assist with revitalization of a broader scope. This boundary expansion will require new public notices and another consultation meetings with area taxing entities. The neighborhood groups have rebranded the region as Northeast Gateway Revitalization Urban Renewal 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. 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:

This roll call also directs additional related actions be undertaken before the scheduled public hearing on October 26, 2015:

- The required tax increment consultation meeting;
- Publication of the public hearing notice;

- Referral to the Plan and Zoning Commission for review and recommendation on conformance of the proposed urban renewal plan with the City's Comprehensive Plan; and
- Referral to the Urban Design Review Board for review and recommendation of the proposed urban renewal plan and use of tax increment funding.

PREVIOUS COUNCIL ACTION(S):

Date: September 14, 2015

Roll Call Number: [15-1568](#)

Action: [On](#) adoption of an Urban Renewal/Tax Increment Finance (TIF) Plan for the Eastgate Urban Renewal Area, and to continue to October 12, 2015 at 5:00 PM. ([Council Communication No. 15-498](#)) Moved by Mahaffey to continue the public hearing on the Eastgate Urban Renewal Plan until October 12, 2015 at 5:00 PM in the Council Chambers at City Hall. Motion Carried 7-0.

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 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 October 26, 2015.

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