

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	October 26, 2015
	<b>Agenda Item No.</b>	<b>23</b>
	<b>Roll Call No.</b>	<b><u>15-1782</u></b>
	<b>Communication No.</b>	<b><u>15-573</u></b>
	<b>Submitted by:</b>	<b>Matthew A. Anderson, Assistant City Manager</b>

**AGENDA HEADING:**

Set date of public hearing on 1st Amendment to the Ingersoll-Grand Urban Renewal Plan.

**SYNOPSIS:**

This roll call sets the date of public hearing on the proposed 1st Amendment to the Ingersoll-Grand Urban Renewal Plan for the November 23, 2015 City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools, and Des Moines Area Community College in the interim. The amendment updates the urban renewal plan with information as required by state law relating to the provision of tax increment financial (TIF) assistance approved by the City Council for private and public projects and an updated financial condition report.

**FISCAL IMPACT:**

Amount: There is no direct fiscal impact associated with the approval of the 1st Amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenues are now listed in the plan text.

Funding Source: Each project will have a specific fund code assigned by the Finance Department.

**ADDITIONAL INFORMATION:**

The amendment, as required by state law, provides an update on the projects that are anticipated to use TIF. The projects are:

Ingersoll-Grand Beautification Program.

The Ingersoll-Grand Beautification Program is proposed to provide limited financial assistance for the private construction of streetscape improvements within the rights-of-way of Ingersoll and Grand Avenues, and for improvements to private property.

The Ingersoll-Grand Beautification Program would provide financial assistance in the form of economic development grants in amounts not to exceed \$15,000 per project for qualifying projects. To qualify for assistance under the Ingersoll-Grand Beautification Program, the project must be located within the Ingersoll-Grand Commercial Urban Renewal Area and the project must fit within one (1) of the following categories:

1. Construction of streetscape improvements within the Ingersoll Avenue right-of-way meeting the approved Ingersoll Avenue Streetscape standards. The total cost of the streetscape improvements must be less than the competitive bid threshold under the Iowa Construction Bidding Procedures Act (currently \$72,000);
2. Construction of streetscape improvements within the public rights-of-way or landscaping improvements on private property appropriate for the display of art for public viewing at locations which will advance purpose of the Ingersoll-Grand Commercial Urban Renewal Project by (i) contributing to the beautification, improvement and redevelopment of the Ingersoll-Grand Commercial Area in accordance with the Urban Renewal Plan; (ii) encouraging further private investment and attracting and retaining businesses in the Area; and, (iii) retaining job opportunities and creating additional job opportunities in the Area which might otherwise be lost. The total cost of the portion of the improvements consisting of public improvements or improvements to public property must be less than the competitive bid threshold under the Iowa Construction Bidding Procedures Act (currently \$72,000); and
3. Construction of improvements to commercial property that results in the beautification of the Ingersoll-Grand Urban Renewal Area and the retention or creation of job opportunities in the Area that might otherwise be lost.

### Grand Avenue Traffic Study

The City of Des Moines will undertake a traffic study of Grand Avenue between Fleur Drive and 42nd Street, taking into consideration the following ideas:

1. Installation of a traffic circle at 31st Street and Grand Avenue that would be designed to eliminate the existing traffic problems created by the offset intersection;
2. Increasing the number and visibility of controlled pedestrian crossings along Grand Avenue, with a focus on creating safer pedestrian crossings particularly in areas of high pedestrian activity (e.g. near Central Campus, DMU, and Wesley Acres);
3. Determining the best traffic lane mix alternatives including: the existing two (2) moving lanes in each direction; another alternative that would allow parking on each side of the street between the rush hours; and a third alternative that would include two (2) moving lanes, one (1) left turn lane, and one (1) bicycle lane on Grand Avenue;
4. Creating improved pedestrian connections between Grand and Ingersoll Avenues; and
5. Improving bicycle and pedestrian access from the Grand Avenue neighborhoods to Gray's Lake and Waterworks Park.

### **PREVIOUS COUNCIL ACTION(S):**

Date: July 9, 2012

Roll Call Number: [12-1113](#)

Action: [On](#) proposed Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area. ([Council Communication No. 12-372](#)) Moved by Hensley to adopt. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

Date: June 11, 2012

Roll Call Number: [12-0888](#)

Action: [On](#) proposed Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area, (7-9-12). ([Council Communication No. 12-304](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: August 29, 2011

Roll Call Number: [11-1529](#)

Action: [Recommendation](#) regarding creation of an Urban Renewal Area and Tax Increment district for the Ingersoll Avenue Commercial Area. ([Council Communication No. 11-567](#)) Moved by Hensley to receive and file, and to direct the City Manager to proceed with the implementation of the recommendations set forth in Council Communication No. 11-567. Motion Carried 7-0.

Date: May 9, 2011

Roll Call Number: [11-0821](#)

Action: [From](#) Restoration Ingersoll, represented by Ted Irvine, requesting the creation of an Urban Renewal Tax Increment Financing (TIF) District for Ingersoll Avenue as an extension of the Metro Center Urban Renewal District. Moved by Hensley to receive, file and refer to the City Manager for a report and recommendation with a timeline and to designate staff to work with Restoration Ingersoll. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: June 21, 2012

Resolution Number: N/A

Action: Approval of a motion finding the proposed Ingersoll-Grand Commercial Urban Renewal Plan is in conformance with the Des Moines 2020 Community Character Plan by a vote of 9-1.

Board: Urban Design Review Board

Date: June 19, 2012

Resolution Number: N/A

Action: Motion to approve as submitted by Clark. Seconded by Wattier. Abler abstained. Motion carried 6-0-1.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

This roll call directs additional related actions be undertaken before the scheduled public hearing on November 23, 2015:

- Urban Design Review Board review and recommendation (scheduled for November 3, 2015);
- Complete required tax increment consultation meeting; and
- Publication of the public hearing notice.

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).