

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	October 26, 2015
	Agenda Item No.	54C
	Roll Call No.	<u>15-1824</u>
	Communication No.	<u>15-577</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Hearing on the creation of an urban renewal/tax increment finance (TIF) plan for the Northeast Gateway Revitalization 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 Northeast Gateway Revitalization Urban Renewal 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 required new public notices and additional consultation meetings with area taxing entities as well as review and approval of incorporated/non-incorporated Polk County properties included in the proposed boundary. The Polk County Board of Supervisors has consented to the inclusion of the unincorporated Interstate 35/80 right-of-way in the 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:

The boundary expansion required new public notices and additional consultation meetings with area taxing entities as well as review and approval of incorporated/non-incorporated Polk County properties included in the proposed boundary. The affected section is primarily in the NW part of the boundary, north of Interstate 80 and the west side of NE 14th Street north of Aurora and south of I-80. The Polk

County Board of Supervisors has consented to the inclusion of the unincorporated Interstate 35/80 right-of-way in the Northeast Gateway Revitalization Urban Renewal Area.

The Office of Economic Development has worked with other City departments over the last several months to evaluate the Northeast Gateway Revitalization Urban Renewal Area as a proposed urban renewal area/TIF District. This has been a priority redevelopment site for the City and the NE Des Moines neighborhoods for a number of years. In particular, residents and business owners have looked forward to the additional retail and commercial service options that have been contemplated for the area since the late 1990's. The creation of an urban renewal and TIF plan is recommended to assist in facilitating economic development and creating a future resource to assist with public improvement projects in this area.

PREVIOUS COUNCIL ACTION(S):

Date: September 28, 2015

Roll Call Number: [15-1609](#)

Action: [On](#) creation of an Urban Renewal Tax Increment Finance Plan for the Northeast Gateway Revitalization Urban Renewal Area, formerly known as Eastgate Urban Renewal, (10-26-15). ([Council Communication No. 15-525](#)) Moved by Moore to adopt. Motion Carried 7-0.

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: October 20, 2015

Resolution Number: N/A

Action: Motion by Catherine Dietz-Kilen to approve. Seconded by Dennis Reynolds Yes 8; No 0; Absent 2.

Board: Plan & Zoning Commission

Date: October 15, 2015

Resolution Number: N/A

Action: Approved 10-0.

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: NONE

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