

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	October 26, 2015
	Agenda Item No.	21
	Roll Call No.	<u>15-1780</u>
	Communication No.	<u>15-581</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Set date of public hearing on 17th Amendment to Metro Center Urban Renewal Plan.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 17th Amendment to the Metro Center 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 for private and public projects that have been and may be approved by the City Council and an updated financial condition report.

FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of the 17th 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 and are subject to separate Council action

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, as well as one (1) potential non-TIF funded project (City Hall building systems). These projects are:

1. Confluence on 3rd , LLC for multi-family residential housing development project at 123 S.W. 3rd Street and 106-112 S.W. 2nd Street
2. Krause Gateway Center Kum and Go corporate headquarters redevelopment project at 1459 Grand Avenue
3. Marel Meats Processing, Inc. Innovation Center improvements at 401 S.W. 7th Street
4. Roman Catholic Pastoral Center Foundation landmark building façade restoration at 601 Grand Avenue
5. YMCA of Greater Des Moines redevelopment at 501 Grand Avenue
6. Certain public improvement, streets and parking projects including:
 - A. Sherman Hill historic street lighting SSMID No. 2
 - B. Downtown Walkability Study and Pilot Project

- C. Supplemental funding to the City's parking system
- D. 7th and Grand parking structure demolition and design of a potential new public parking structure
- E. City Hall building systems public improvement project (non tax increment revenue funded)

The 17th Amendment will also update the Financial Condition Report to reflect the approved tax increment revenue funded projects, incorporate an updated analysis of alternative development options and funding for use of tax increment revenues for public buildings, including supplemental funding to the City's parking system, and the 7th and Grand parking structure demolition and design of a potential new public parking structure. The amendment will provide updated Project Proposal text to include tasks performed by the City's Legal Department as part of the planning, oversight and administration of the Urban Renewal Project.

PREVIOUS COUNCIL ACTION(S):

Date: June 8, 2015

Roll Call Number: [15-0914](#)

Action: [On](#) the proposed Sixteenth Amendment to the Metro Center Urban Renewal Plan, (7-13-15). ([Council Communication No. 15-284](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: August 25, 2014

Roll Call Number: [14-1320](#)

Action: [On](#) proposed 15th Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 14-407](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: July 28, 2014

Roll Call Number: [14-1138](#)

Action: [On](#) proposed 15th Amendment to the Metro Center Urban Renewal Plan, (8-25-14). ([Council Communication No. 14-351](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: March 10, 2014

Roll Call Number: [14-0437](#)

Action: [On](#) 14th Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 14-101](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 27, 2014

Roll Call Number: [14-0144](#)

Action: [On](#) 14th Amendment to the Metro Center Urban Renewal Plan, (3-10-14) ([Council Communication No. 14-036](#)) Moved by Mahaffey to adopt. Motion Carried 5-2.

Date: June 24, 2013

Roll Call Number: [13-1028](#)

Action: [On](#) proposed 13th Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 13-311](#)) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Coleman.

Date: May 20, 2013

Roll Call Number: [13-0799](#)

Action: [On](#) proposed 13th Amendment to the Metro Center Urban Renewal Plan, (6-24-13). ([Council Communication No. 13-269](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 11, 2013

Roll Call Number: [13-0239](#)

Action: [On](#) proposed 12th Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 13-048](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 14, 2013

Roll Call Number: [13-0034](#)

Action: [On](#) Proposed 12th Amendment to the Metro Center Urban Renewal Plan, (2-11-13). ([Council Communication No. 13-005](#)) Moved by Moore to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

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;
- Complete required tax increment consultation meeting; and
- Publication of the public hearing notice.

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