

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 23, 2015
	Agenda Item No.	49
	Roll Call No.	<u>15-1996</u>
	Communication No.	<u>15-615</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Public hearing on the 17th amendment to the Metro Center Urban Renewal Plan.

SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 17th Amendment to the Metro Center Urban Renewal Plan. 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 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.

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

ADDITIONAL INFORMATION:

The Urban Design Review Board reviewed this amendment at its November 3, 2015 meeting and recommended approval. The required TIF consultation meeting with representatives from Polk County, Des Moines Public Schools and Des Moines Area Community College was held on November 6, 2015; no comments have been received as of November 17, 2015.

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 Third , 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; and
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; and
- E. City Hall building systems public improvement project (nontax 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: October 26, 2015

Roll Call Number: [15-1780](#)

Action: [On](#) the proposed Seventeenth Amendment to the Metro Center Urban Renewal Plan, (11-23-15). ([Council Communication No. 15-581](#)) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Mahaffey.

Date: July 13, 2015

Roll Call Number: [15-1173](#)

Action: [On](#) the proposed Sixteenth Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 15-375](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: November 3, 2015

Resolution Number: N/A

Action: Motion to approve as presented by MacRae. Seconded by C. Nagle. Motion carried. Yes = 7, No = 0, Absent = 3, Abstain = 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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.