

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 23, 2015
	Agenda Item No.	50
	Roll Call No.	<u>15-1999 15-2000 15-2001</u>
	Communication No.	<u>15-628</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Items Regarding the Ingersoll Grand Commercial Urban Renewal Area:

- A. Resolution Closing the public hearing on the 1st Amendment to the Urban Renewal Plan;
- B. Resolution approving the Ingersoll-Grand Beautification Program Application Guidelines; and
- C. Resolution approving the advance of funds for implementation of Ingersoll-Grand Beautification Program and a proposed traffic study.

SYNOPSIS:

The first roll call opens and closes the public hearing on the proposed 1st Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area. 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. It identifies the Ingersoll-Grand Beautification Program and a study of traffic along Grand Avenue between Fleur Drive and 42nd Street as urban renewal projects.

The second roll call approves the Ingersoll-Grand Beautification Program Application Guidelines as set forth in Exhibit “A” to that roll call.

The third roll call approves the advance of up to \$200,000 for the implementation of the Ingersoll-Grand Beautification program and up to \$25,000 for a traffic study, with such advance to be reimbursed from the incremental revenues generated by the Ingersoll-Grand Urban Renewal Area in Fiscal Year (FY) 2016/17.

FISCAL IMPACT: NONE

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 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, identifies that up to \$200,000 will be certified for collection from the available tax increment revenues generated in FY2016/17 for the Ingersoll-Grand Beautification Program, and up to \$25,000 will be certified for collection from the available tax increment revenues generated in FY2016/17 for the Grand Avenue Traffic Study.

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.

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 and be approved by the City Council:

1. Construction of streetscape improvements within the Ingersoll Avenue right-of-way meeting the approved Ingersoll Avenue Streetscape standards;
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; 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.

The second roll call approves the Application Guidelines for the Ingersoll-Grand Beautification Program which more specifically describe the eligibility requirements. The complete text of the Application Guidelines are set forth in Exhibit "A" to the second roll call.

Grand Avenue Traffic Study

The Grand Avenue Traffic Study will study the Grand Avenue corridor 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.

It is anticipated that the Grand Avenue Traffic Study will occur between FY2016/17 and FY2018/19.

The third roll call approves the advance of up to \$200,000 for the implementation of the Ingersoll-Grand Beautification Program and up to \$25,000 for a traffic study, with such advance to be reimbursed from the incremental revenues generated by the Ingersoll-Grand Urban Renewal Area in FY 2016/17. The advancement is necessary to create a debt that can be certified in this calendar year for repayment from the incremental taxes generated in FY2016/17 by the Ingersoll-Grand Commercial Urban Renewal Area.

PREVIOUS COUNCIL ACTION(S):

Date: October 26, 2015

Roll Call Number: [15-1782](#)

Action: [On](#) proposed First Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area, (11-23-15). ([Council Communication No. 15-573](#)) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Mahaffey.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: November 3, 2015

Resolution Number: N/A

Action: Motion to approve as presented by C. Nagle. Seconded by Hielkema. 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.