

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	February 22, 2016
	Agenda Item No.	28
	Roll Call No.	<u>16-0279</u>
	Communication No.	<u>16-077</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Set date of public hearing on 18th Amendment to Metro Center Urban Renewal Plan.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 18th Amendment to the Metro Center Urban Renewal Plan for the March 21, 2016 City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools, Des Moines Area Community College and Des Moines Area Regional Transit 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 18th 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 Parking Lot). These projects are:

- 219 East Grand, LLC for a 6-story multi-use building that includes ground floor retail and five (5) floors of market rate housing units.
- First amendment to the development agreement with Artisan Row at 1623 Grand Avenue.
- Bronson Partners development agreement for historic renovation of a multi-use building at 1417 Walnut Street.
- City Hall Parking Lot.
- Amendment to the Iowa Events Center Convention Hotel development agreement.
- Marel Meats Processing, Inc.'s new innovation center located at 401 SW 7th Street.
- 7th and Grand Avenue development agreement with Principal Financial Group.
- Wilkins Building historic renovation at 713 Walnut Street.

- Certain public improvement, streets and parking projects included in the City's Capital Improvements Program (2016/17 through 2021/22) including:
 - Grand Avenue Bridge over the Des Moines River;
 - Locust Street Bridge over the Des Moines River;
 - Scott Avenue Bridge over the Des Moines River;
 - Walnut Street Bridge over the Des Moines River;
 - Court Avenue Bridge over the Des Moines River;
 - Principal Park Stadium improvements;
 - Downtown Paving;
 - East Village Street Improvements;
 - Skywalk System repairs and replacements;
 - Walnut Street Streetscape;
 - Downtown Walkability Improvements;
 - Supplemental Funding to Parking System;
 - Continued Planning, Oversight and Administration; and
 - City Hall Parking Structure.

PREVIOUS COUNCIL ACTION(S):

Date: November 23, 2015

Roll Call Number: [15-1996](#)

Action: [On](#) the proposed Seventeenth Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 15-615](#)) Moved by Hensley to adopt. Motion Carried 6-1. Absent: Coleman.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Submittal to Urban Design Review Board on March 1, 2016.
- Taxing entities consultation meeting on March 3, 2016.
- City Council public hearing on March 21, 2016.

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