


COUNCIL COMMUNICATION

 <p>CITY OF DES MOINES OFFICE OF THE CITY MANAGER</p>	Number:	19-061	Meeting:	February 11, 2019
	Agenda Item:	20	Roll Call:	19-204
	Submitted by:	Erin Olson-Douglas, Economic Development Director		

AGENDA HEADING:

Set date of public hearing on the proposed 2nd Amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 2nd amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area for the March 11, 2019 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 Authority.

FISCAL IMPACT: NONE

Amount: There is no direct fiscal impact associated with the approval of these amendments. The activities and projects that may be assisted by this plan are addressed in the plan texts and are subject to separate Council actions.

Funding Source: N/A

ADDITIONAL INFORMATION:

- The purpose of this Second Amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area is to:
 - Amend the text of the Plan to incorporate by reference the contents of Appendix D – Approved Economic Development and Redevelopment Activities.
 - Amend Appendix D – Approved Economic Development and Redevelopment Activities which provides a summary of projects receiving or proposed to receive economic development assistance from the tax increment revenues from the Merle Hay Commercial Urban Renewal Area, by: 1) updating the description of the Merle Hay Mall Phase II Project approved in 2013; 2) adding the Merle Hay Mall Phase III project which provides for the renovation of the existing tenant space within the Merle Hay Mall and the former Sears site.
 - Delete Map 5 titled Development Activities Assisted by City with Tax Increment Financing (TIF).

- Update Appendix C – Financial Condition Report to reflect the financial impact of the tax increment assisted projects which are detailed in Appendix D – Approved Economic Development and Redevelopment Activities.

PREVIOUS COUNCIL ACTION(S):

Date: January 28, 2019

Roll Call Number: [19-0151](#)

Action: [Authorizing](#) the City Manager to negotiate a Development Agreement based on preliminary terms with Merle Hay Investors, LLC for rehabilitation of existing mall property and repurposing of the Sears site. ([Council Communication No. 19-038](#)) Moved by Gray to approve the preliminary terms of agreement as identified, and to authorize and direct the City Manager or the City Manager’s designee to negotiate a final agreement for the renovation of the existing spaces within the mall for new tenants and to redevelop the existing Sears site to allow for re-tenanting, for consideration by the City Council at a later date. Motion Carried 6-1. Nays: Westergaard.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Taxing Entities Consultation
- Urban Design Review Board
- City Council Public Hearing

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