


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>19-107</b>	Meeting:	<b>March 11, 2019</b>
	Agenda Item:	<b>60</b>	Roll Call:	<b>19-414</b>
	Submitted by:	<b>Erin Olson-Douglas, Economic Development Director</b>		

### AGENDA HEADING:

Hold Public Hearing on the proposed 2nd Amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area.

### SYNOPSIS:

This resolution opens and closes the public hearing on the proposed 2nd amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area. The required taxing entities consulting meeting was held on February 18, 2019. No taxing entity representatives attended and no comments have been received.

### FISCAL IMPACT:

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; and 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: February 11, 2019

Roll Call Number: [19-0204](#)

Action: [On](#) proposed Second Amendment to the Urban Renewal Plan for the Merle Hay Commercial Area Urban Renewal Area, (3-11-19). ([Council Communication No. 19-061](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: February 19, 2019

Resolution Number: N/A

Action: Motion to approve the amendment as presented by Heiman-Godar. Seconded by Weisenbach. Motion carried. Yes = 6, No = 0, Absent = 4, Abstain = 0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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