


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	19-109	Meeting:	March 11, 2019
	Agenda Item:	59	Roll Call:	19-413
	Submitted by:	Erin Olson-Douglas, Economic Development Director		

AGENDA HEADING:

Hold public hearing on the proposed First Amendment to the Urban Renewal Plan for the Southwest Gateway Urban Renewal Area.

SYNOPSIS:

This action opens and closes the public hearing on the proposed First Amendment to the Southwest Gateway Urban Renewal Plan. The required consultation meeting with taxing entities was held on February 18, 2019. No taxing entity representatives attended and no comments have been received.

FISCAL IMPACT:

There is no direct fiscal impact associated with the approval of this Amendment. The activities and project that may be assisted by this Urban Renewal Plan and tax increment revenue are addressed in the plan text and are subject to separate City Council action.

ADDITIONAL INFORMATION:

- The purpose of the Southwest Gateway Urban Renewal Plan is to encourage commercial and industrial development of the site due to the site's appropriateness for commercial or industrial enterprises in accordance with Chapter 403 of the Code of Iowa. The urban renewal area consists of three (3) parcels and adjacent rights-of-way, encompassing approximately 45.5-acres.
- There is one (1) project identified within the Southwest Urban Renewal Plan: a commercial and industrial project that will be built by Bell Avenue Properties, Inc (d/b/a The Waldinger Corporation). The duration of the urban renewal plan is limited by Iowa law to 20 years from the calendar year in which the City first certifies the amount of any loans, advances, indebtedness, or bonds, which qualify for payment from the division of property tax revenue within the urban renewal area. It is anticipated that the urban renewal plan will expire on June 30, 2044.
- The proposed Amendment contains the following actions:
 - Amend Section F. Activities Under Chapter 15A, of ARTICLE IV. URBAN RENEWAL PLAN IMPLEMENTATION, to more correctly describe the Urban Renewal Development Agreement with Bell Avenue Properties, Inc., regarding the redevelopment of property located north of McKinley Avenue and east of SW 63rd

Street by the construction of improvements for occupancy by The Waldinger Company and related entities as its new corporate headquarters and production facility.

- Updates Appendix “C”—Financial Condition Report to update the use of tax increment funds in the future to include funding for the project identified above.

PREVIOUS COUNCIL ACTION(S):

Date: February 11, 2019

Roll Call Number: [19-0203](#)

Action: [On](#) the proposed First Amendment to the Southwest Gateway Urban Renewal Plan, Setting date of Hearing for 3-11-19. ([Council Communication No. 19-063](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: March 5, 2019

Resolution Number: N/A

Action: A consensus of members present recommended approval of the amendment.

Board: Plan and Zoning Commission

Date: October 4, 2018

Resolution Number: N/A

Action: Plan and Zoning Commission voted to find the proposed Southwest Gateway Urban Renewal Plan is in conformance with the PlanDSM Creating our Tomorrow Plan. Vote: 11-0-1 (abstention).

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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