


COUNCIL COMMUNICATION

	Number:	21-218	Meeting:	May 10, 2021
	Agenda Item:	29	Roll Call:	21-0696
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Set date of public hearing on the proposed 28th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 28th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area for the June 14, 2021 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 Regional Transit Authority.

FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of the 28th 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 City Council action.

Funding Source: N/A

ADDITIONAL INFORMATION:

- The purpose of this 28th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is to:
 - Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
 - Accordia Life & Annuity Company (d/b/a Global Atlantic) forgivable loan as the City match for the Iowa Economic Development Authority's High Quality Jobs program.
 - Krause +/- The Stadium District / The Western Gateway District, for the redevelopment of approximately 66-acres consisting of two (2) areas of the Project Area: 1) approximately 60-acres at the Stadium District (former Dico property) located in the vicinity east of the Raccoon River and south of West Martin Luther King Jr. Parkway; and 2) approximately 6-acres at the Western Gateway District located between High Street and Grand Avenue and between 15th and 17th Streets.

- Stapek Partners, LLC, historic renovation of the existing 17,657-square-foot commercial building located at 112 SE 4th Street for commercial and residential mixed-uses.
- Botanical Center, Robert D. Ray Drive, additional and extended financial assistance for enhanced operation, management and maintenance.
- Update the Financial Condition Report to reflect the new projects and material amendments to existing projects incorporated in Exhibits C and D.
- Approve the public improvement, street and parking projects scheduled for funding from tax increment revenues in the Metro Center Urban Renewal Area during the fiscal years that are set out in the City Capital Improvement Program (2020/21 – 2024/25) described in the amended Appendix D – Approved Public Improvement, Street and Parking Projects including an update and revised amounts and schedules for previously approved public improvement projects and including the new Projects listed below.
 - Replacement and update to downtown pedestrian and wayfinding signage.
 - Downtown streetlight banner arm replacements.
 - East Locust streetscape lighting decorative marker upgrades, replacements and repairs from the Locust Street Bridge to East 7th Street.
 - Repairs or replacement of the Runnells water feature through the Library block and the adjoining block between 12th and 13th Streets in the Western Gateway Park.
 - Complete Tuttle Street improvements from SW 9th to SW 11th Street.
- Confirm update to Maps 4.1 and 5.1 to designate the former Dico property located in the vicinity east of the Raccoon River and south of West Martin Luther King Jr. Parkway for acquisition and disposition for redevelopment.

PREVIOUS COUNCIL ACTION(S):

Date: December 21, 2020

Roll Call Number: [20-2147](#)

Action: [On](#) the proposed Twenty-Seventh Amendment to the Metro Center Urban Renewal Plan. ([Council Communication No. 20-556](#)) Moved by Boesen to adopt. Motion Carried 6-0. *Council Member Mandelbaum abstains from voting based on an appearance of a conflict of interest.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: December 1, 2020

Resolution Number: N/A

Action: Motion to recommend approval of the amendment as presented by Nagle. Seconded by Wilke Shapiro. Motion carried. Yes = 7, No = 0, Abstain = 0, Absent = 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Taxing entities consultation meeting.
- Urban Design Review Board review and recommendations.
- City Council public hearing.

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