


# COUNCIL COMMUNICATION

	Number:	<b>22-244</b>	Meeting:	<b>May 23, 2022</b>
	Agenda Item:	<b>37</b>	Roll Call:	<b>22-0810</b>
	Submitted by:	<b>Erin Olson-Douglas, Development Services Department Director</b>		

## AGENDA HEADING:

Public hearing on the 30th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

## SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 30th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area. The amendment updates the Urban Renewal Plan with information as required by state law relating to land use and zoning district language and corresponding maps, as well as the provision of tax increment financing (TIF) assistance approved by the City Council for private and public projects and an updated financial condition report. The required consultation meeting was held on May 04, 2022, and no comments have been received.

## FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 30th 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.

## ADDITIONAL INFORMATION:

The purpose of this 30th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is to:

- Amend and replace Section Iv Proposed Land Use Plan.
- 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:
  - Landus Cooperative, 220 SW 9th Street, 25,000-square-foot office location;
  - HOA EVMF LLC, 317 E. 6th Street, 7-story, 110-unit mixed-use development;
  - Removal of Downtown SSMID item (moved to Appendix D);
- To include these new projects and material amendments to existing projects and updated text for other previously-approved projects in the amended and updated Appendix C – Approved Economic Development and Redevelopment Activities.
- Update the Financial Condition Report to reflect the new project and material amendment to existing projects incorporated in Appendices C and D.
- Amend and update Appendix D – Approved Public Improvement, Street and Parking projects to provide a listing of 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 (2021/22 – 2025/26) and including City Facility and Armory Replacement, Downtown 2-Way Conversion, Downtown SSMID (moved from Appendix C), Martin Luther King Jr. Parkway Pavement Replacement, Water Trails.

- Confirm update to Map 2-Existing Zoning and Map 3-Proposed Land Use Plan to be consistent with updated zoning and land use designations.

**PREVIOUS COUNCIL ACTION(S):**

Date: April 18, 2022

Roll Call Number: [22-0605](#)

Action: [On](#) the proposed Thirtieth Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area, (5-23-22). ([Council Communication No. 22-177](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

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

Board: Urban Design Review Board

Date: April 19, 2022

Resolution Number: N/A

Action: Recommend approval of the plan amendment by Nagle. Seconded by Clark. Motion carried. Yes – 9, No – 0, Abstain – 0, Absent – 1.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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