


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>22-493</b>	Meeting:	<b>October 24, 2022</b>
	Agenda Item:	<b>29</b>	Roll Call:	<b>22-1641</b>
	Submitted by:	<b>Michael Ludwig, Interim Development Services Department Director</b>		

### AGENDA HEADING:

Set date of public hearing on the proposed 31st 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 31st Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area for the November 21, 2022, 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.

### FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 31st 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 31st 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:
    - Indigo Dawn, LLC, 1601 6th Avenue, 4,700-square-foot mixed-use development.
    - 106 SW 7th Street, LLC, 106 SW 7th Street and 113 SW 8th Street, 4-story office 46,800-square-foot office building and 2-story, 19,500-square-foot commercial building.
    - ONESPEED DSM, L.L.C., 303 Scott Avenue, 9,500-square-foot commercial building.
    - Ashworth Development LLC, 1714 6th Avenue, 4-story, 32-unit mixed-use project.
    - EMC Stairway Agreement, 701 Walnut, stairway for future urban park and 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 the 1200 Locust Street acquisition and 13th Street and Mulberry Street Parking Structure.
- Amend and update Appendix E – Analysis of Alternative Development Options and Funding to Use of Tax Increment Revenues for Public Buildings including the potential purchase of the privately constructed parking structure in the vicinity of 1200 Locust Street.

**PREVIOUS COUNCIL ACTION(S):**

Date: May 23, 2022

Roll Call Number: [22-0810](#)

Action: [On](#) the proposed 30th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area. ([Council Communication No. 22-244](#)) Moved by Mandelbaum to adopt. Seconded by Voss. Motion Carried 6-1. Absent: Gatto.

**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:**

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

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