


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>22-516</b>	Meeting:	<b>November 7, 2022</b>
	Agenda Item:	<b>41</b>	Roll Call:	<b>22-1757</b>
	Submitted by:	<b>Michael Ludwig, Interim Development Services Director</b>		

### AGENDA HEADING:

Hold Public Hearing on the proposed Southeast 14th Street Urban Renewal Plan and adopt a resolution of necessity for the proposed Urban Renewal Plan for the Southeast 14th Street Urban Renewal Area.

### SYNOPSIS:

This item opens and closes the public hearing on the proposed Urban Renewal Plan for the Southeast 14th Street Urban Renewal Area and approves a resolution of necessity for the proposed Urban Renewal Plan for the Southeast 14th Street Urban Renewal Area. The purpose of the Southeast 14th Street Urban Renewal Plan is to encourage the removal and redevelopment of blighted, obsolete, and underutilized property within the Urban Renewal Area, and to activate new economic investment leading to increased taxable valuation.

### FISCAL IMPACT:

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

### ADDITIONAL INFORMATION:

- The proposed Southeast 14th Street Urban Renewal Area is along the commercial corridor of SE 14th Street, or U.S. Highway 69. The proposed plan boundary includes approximately 440-acres, 198 non-right-of-way parcels, and is generally located along SE 14th Street between East Park Avenue to the north and East Army Post Road to the south, taking in the commercially zoned and same-owner adjacent properties.
- The purpose for the Southeast 14th Street Urban Renewal Plan is to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, to facilitate the development of commercial, mixed-use and residential uses, to create and retain jobs in the City of Des Moines, and to provide a diversity of housing options within the plan area. This plan is intended to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuations.

- At this time, there are no corresponding tax increment financing (TIF) districts being proposed until such time that a proposed project is announced within the Urban Renewal Boundary.
- The required taxing entities meeting was held on October 19, 2022. One (1) taxing entity representative was in attendance from Polk County. Staff provided an overview of the plan, and there was a general discussion about the plan. No concerns were raised by the taxing entities.

**PREVIOUS COUNCIL ACTION(S):**

Date: October 3, 2022

Roll Call Number: [22-1518](#)

Action: [On](#) the proposed Urban Renewal Plan for the Southeast 14th Street Urban Renewal Area, (11-7-22). ([Council Communication No. 22-470](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: October 20, 2022

Resolution Number: ZONG-2022-000092

Action: Motion that the proposed Southeast 14th Street Urban Renewal Plan is in conformance with the *PlanDSM: Creating Our Tomorrow Plan*. Approved 14-0.

Board: Urban Design Review Board

Date: October 4, 2022

Resolution Number: N/A

Action: A consensus of the members present recommended approval of the proposed Plan.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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