

COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-548	Meeting:	November 21, 2022
	Agenda Item:	56	Roll Call:	22-1840
	Submitted by:	Michael Ludwig, Interim Development Services Director		

AGENDA HEADING:

Public hearing on the 31st 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 31st Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area. This Amendment updates the Financial Condition Report; updates Appendix C – Approved Economic Development and Redevelopment Activities; updates to Appendix D – Approved Public Improvement Projects; and updates to Appendix E – Analysis of Alternative Development Options and Funding to Use of Tax Increment Revenues for Public Buildings. The required consultation meeting was held on November 08, 2022, and no comments have been received.

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: October 24, 2022

Roll Call Number: [22-1641](#)

Action: [On](#) the proposed Thirty First Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area, (11-21-22). ([Council Communication No. 22-493](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

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 amendment.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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