


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-122	Meeting:	March 6, 2023
	Agenda Item:	55	Roll Call:	23-0335
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Hold public hearing on the proposed Airport Development Urban Renewal Plan and approval of the same.

SYNOPSIS:

This item opens and closes the public hearing on the proposed Urban Renewal Plan for the Airport Development Area. The purpose of the Airport Development Urban Renewal Plan is to encourage and to activate new economic investment leading to an increased jobs base, increased taxable valuation, redevelopment of vacant or blighted commercial sites, and utilizing future tax increment revenues to assist with the construction and installation of infrastructure to serve the plan boundary area.

FISCAL IMPACT:

Amount: 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, including potential future tax increment revenues are addressed in the plan text and are subject to amendment by separate Council action.

Funding Source: N/A

ADDITIONAL INFORMATION:

- The proposed Airport Development Urban Renewal Area is generally located along the boundary of the City of Des Moines corporate boundary to the west, south to County Line Road/Echo Valley Drive, east along Fleur Drive including commercial portions to the east of Fleur Drive, and north to include the commercial portions north of Park Avenue.
- The purpose of the Airport Development Urban Renewal Plan is to facilitate the development and redevelopment of commercial, mixed-use and light industrial uses, to create and retain jobs in the City of Des Moines, and to increase the overall tax base. Additionally, the plan is intended to help address the redevelopment of vacant or blighted commercial sites and utilize future tax increment revenues to assist with the construction and installation of infrastructure to serve the plan boundary area.

- The Des Moines International Airport Development Master Plan has contemplated multiple sites on airport grounds that are conducive for future light industrial, warehouse, and distribution users, including sites with “gate-in” access to the tarmac. For this reason, the airport grounds have been included within the plan area boundary.
- On May 23, 2022, by Roll Call Number 22-0828, the City Council approved the Southwest Infrastructure and Planning Study. This plan provides the framework for long-term multi-modal transportation improvement projects to serve the far southwest quadrant of the City as further development occurs. While no specific infrastructure projects have yet been identified, it is a stated goal of the plan to have the ability to utilize future tax increment financing (TIF) revenues to help construct public improvements.
- At this time, there are no corresponding TIF districts being proposed until such time that a proposed project is announced within the Urban Renewal Boundary.

PREVIOUS COUNCIL ACTION(S):

Date: February 6, 2023

Roll Call Number: [23-0161](#)

Action: [On](#) the proposed Urban Renewal Plan for the Airport Development Urban Renewal Area, (3-6-23). ([Council Communication No. 23-064](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: February 21, 2023

Resolution Number: N/A

Action: Motion to recommend approval of the Urban Renewal Plan as presented by Clark. Seconded by Nagle. Motion carried. Yes = 7, No = 0, Abstain = 0, Absent = 2.

Board: Plan and Zoning Commission

Date: February 16, 2023

Resolution Number: N/A

Action: The Plan and Zoning Commission voted 11-0-1 (1 pass vote) to find the proposed Airport Urban Renewal Plan in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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