


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-189	Meeting:	April 10, 2023
	Agenda Item:	20	Roll Call:	23-0488
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Set date of public hearing on the proposed 4th Amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 4th Amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area for the May 22, 2023, 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 4th 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 Fourth Amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area is to:
 - Update Appendix C – Financial Condition Report to reflect the financial impact of the tax increment assisted projects which are detailed in Appendix D – Approved Economic Development and Redevelopment Activities.
 - Amend Appendix D – Approved Economic Development and Redevelopment Activities which provides a summary of projects receiving or proposed to receive economic development assistance from the tax increment revenues from the Merle Hay Commercial Urban Renewal Area by updating the description of the Merle Hay Mall Phase III to include approval details for the Third Amendment to the Urban Renewal Development Agreement.
 - Amend Appendix E – Approved Public Improvement Projects to describe updates to the Capital Improvement Plan funded with tax increment revenues from the Merle Hay Commercial Urban Renewal Area.

PREVIOUS COUNCIL ACTION(S):

Date: November 1, 2021

Roll Call Number: [21-1679](#)

Action: [On](#) the proposed Third Amendment to the Urban Renewal Area Plan for the Merle Hay Commercial Area Urban Renewal Area. ([Council Communication No. 21-477](#)) Moved by Gray to adopt. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: September 21, 2021

Resolution Number: N/A

Action: Motion to recommend approval of the amendment as presented by Hielkema. Seconded by Weisenbach. Motion carried. Yes = 6, No = 0, Absent = 4.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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