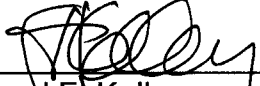


Date October 27, 2008

Communication from the City Plan and Zoning Commission advising that at a public hearing held on October 16, 2008, its members voted 14-0 to find that the proposed Third Amendment to the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Area is in conformance with the Des Moines' 2020 Community Character Plan.

MOVED by _____ to receive and file

FORM APPROVED:



 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

 Mayor

 City Clerk

October 22, 2008

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held October 16, 2008, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
Bruce Heilman	X			
Ted Irvine	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz	X			
Jim Martin	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern	X			

APPROVAL of a motion finding that the proposed Third Amendment to the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Area is in conformance with the Des Moines' 2020 Community Character Plan.

Written Responses

- 0 In Favor
- 0 In Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends the Commission find the Third Amendment to the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Area in conformance with the Des Moines' 2020 Community Character Plan.



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309 -1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

STAFF REPORT

I. GENERAL INFORMATION

The SE AgriBusiness Urban Renewal Area Plan and tax increment designation were approved for this area in 1998. On September 22, 2008, the City Council forwarded the proposed third amendment to the Plan and Zoning Commission for review and a determination as to whether the amendment is in conformance with the Des Moines' 2020 Community Character Plan.

The purpose of the Third Amendment to the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project is to update and restate the plan language and maps since its last amendment in June 2002 on various items, including:

- Designating an acquisition parcel at 2715 Dean Avenue for a City fire logistics and training facility.
- Providing for additional public safety uses, such as the fire training facility at 2715 Dean Avenue, to be financed with tax increment revenues including expenditures of up to \$8 million for the new facility.
- Amending the termination date of the plan from its current date of December 31, 2018 to that date by which financial obligations secured by the urban renewal plan are completed and/or a later date the Council may select.
- Revising the report on tax increment revenues and expenditures.

Various maps have also been updated to reflect zoning and neighborhood group changes, and proposed public facilities that may be assisted by the plan. The property located at 2715 Dean Avenue has been added to the appropriate maps to be shown as an acquisition parcel and as a location for a public improvement.

Text updates have been made relating to completion of various roadway projects. The addition of a fire training facility as a public improvement that may be assisted by tax increment revenue has also been added. In addition, the termination date of the plan has been changed to provide for the plan to expire when any financial obligations secured by the TIF revenues from this plan have been paid off.

The SE AgriBusiness Urban Renewal Area was concurrently designated a tax increment area in January 1998. The "frozen" tax base was about \$48 million. Since then, there has been an additional \$35 million in new tax base generated (or about \$1.36 million in TIF revenues annually). The City currently uses about \$1 million of that revenue to pay off bonds (issued for land acquisition and infrastructure installation) that will be retired in late 2008.

The proposed fire logistics project is estimated to cost about \$8 million for property acquisition and construction. The new facility would have classrooms and other areas required for training DM Fire Department personnel, as well as enclosed areas for maintenance, supply warehouse, and distribution operations. The major classroom and supporting break rooms will be laid out and equipped so they can be converted for use as the City's Emergency Operations Center (EOC) when necessary.

II. DES MOINES' 2020 COMMUNITY CHARACTER PLAN

Chapter 1 of Des Moines' 2020 Community Character Plan is titled "Underlying Principals" and includes the following goals:

- Promote economic growth and efficiency.
- Create a livable community for several generations.
- Encourage growth in the existing city limits.

Chapter 5 of Des Moines' 2020 Community Character Plan is titled "Existing Character of Commercial Land Use" and includes the following goals:

- Establish marketing strategies for the various commercial categories to attract investors, businesses and customers to the area and to maintain healthy commercial areas.
- Encourage industrial development that provides a high density of jobs per acre.

Staff believes the amendment is in conformance with the goals of the Des Moines' 2020 Community Character Plan.

Furthermore, the Des Moines' 2020 Community Character Land Use Plan designates the property at 2715 Dean Avenue as General Industrial. The proposed fire training facility at this location is compatible with this designation.

SUMMARY OF DISCUSSION

CHAIRPERSON OPENED THE PUBLIC HEARING

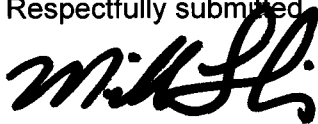
There was no one in the audience to speak on this item.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Simonson moved staff recommendation to find the Third Amendment to the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Area in conformance with the Des Moines' 2020 Community Character Plan.

Motion passed 14-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment