

Date July 15, 2013

RESOLUTION CLOSING PUBLIC HEARING ON PETITION
TO CONTINUE AND ADJUST THE BOUNDARIES OF THE
DOWNTOWN DES MOINES SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT
AND APPROVING SAME

WHEREAS, on February 23, 1998, the City Council passed Ordinance No. 13,579 which established the Downtown Des Moines Self-Supported Municipal Improvement District ("SSMID") pursuant to the provisions of Chapter 386, Code of Iowa (the "Act") and which provided for the establishment of an Operation Fund and the levy of an annual tax in connection therewith; and

WHEREAS, by Ordinance No. 13,913 passed January 2, 2001, Ordinance No. 14,311 passed January 26, 2004, Ordinance No. 14,540 passed February 6, 2006 and Ordinance No. 14,834 passed February 23, 2009, the City Council continued and adjusted the boundaries of the Downtown Des Moines SSMID and continued the Operation Fund and levy until June 30, 2014; and

WHEREAS, on May 20, 2013, by Roll Call No. 13-0823, the City Council received a petition to continue and adjust the boundaries of the Downtown Des Moines SSMID to serve the following purposes:

1. Undertaking of actions and the design and construction of any and all improvements authorized by the Act and the performance of administration, redevelopment, and revitalization of the District, as authorized by the Act, any and all of which actions and improvements are intended to benefit the district.
2. To continue an operation fund with respect to the District to be known as the "Downtown Des Moines Self-Supported Municipal Improvement District Operation Fund" (the "Operation Fund"), and levy an annual tax (the "Operation Tax") upon the property, as defined in the Act (provided, however, that parcels of property assessed as residential property for property tax purposes are exempt from the Operation Tax) within the District (the "Property") for the purposes of: (a) paying the administrative expenses of the District, as defined and authorized in the Act, or (b) paying part or all of the maintenance expenses of "improvements" or "self-liquidating improvements" as defined in the Act, with respect to the District, for a period of 5 years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2014, and continuing for 4 additional years; at a rate not to exceed \$2.00 per thousand dollars of taxable valuation.

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3. To continue to hold and disburse all amounts collected in the Operation Fund to be utilized for any one or more of the following purposes, at such times, in such amounts and under such conditions as shall be recommended to the City Council by the Downtown Des Moines Self-Supported Municipal Improvement District, an Iowa non-profit corporation:
 - a. Enhanced maintenance, cleaning and upkeep of public spaces within the District.
 - b. Graffiti removal on public property and private buildings within the District.
 - c. Enhanced public and property safety and crime prevention within the District, including the operation of a "Goodwill Ambassador" program as determined and operated from time to time by the Downtown Des Moines Self-Supported Municipal District.
 - d. Development, marketing, promotion and management of activities and events within the District.
 - e. Capital, physical or other improvements designed to enhance the image and appearance of the District, including but not limited to improvements to the skywalk system.
 - f. Management and operation of public spaces within the District, including public parking facilities.
 - g. Research and planning services benefiting the District.
 - h. Parking and transportation management benefiting the District.
 - i. Activities and operations benefiting the District under any agreements with the City of Des Moines or other public or quasi public entities.
 - j. Recommendations regarding, and the promotion of, the District and the advancement of the District, including with respect to the use of public spaces within the District, the types of public spaces and services within the District, the services and improvements within the District, policies and practices for the District, business retention and attraction within the District, and activities and events within the District.
 - k. Other activities intended to benefit or further the purposes or interests of the District and the development and advancement of the District.

4. To continue the operating agreement between the City of Des Moines and Downtown Des Moines Self-Supported Municipal Improvement District with respect to managing and undertaking the services, improvements and activities described in this Petition and in the annual budget for such services, improvements and activities, and to appropriate and provide funds held from time to time in the Operation Fund to Downtown Des Moines Self-Supported Municipal Improvement District to be utilized for the purposes described in the Petition.

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5. To require Downtown Des Moines Self-Supported Municipal Improvement District, as a condition to the disbursement of funds from the Operation Fund, to submit to the Des Moines City Council, no later than December 1 of each year, a budget showing, in general terms, the proposed expenditures of such funds for the fiscal year beginning on the next July 1.

WHEREAS, the Petition was referred to the City Plan and Zoning Commission for preparation of an evaluative report for the Council on the merit and feasibility on continuation of the Downtown Des Moines SSMID project and to make recommendations with respect to continuation and adjustment of boundaries of the Downtown Des Moines SSMID as required by Iowa Code Chapter 386; and

WHEREAS, the City Plan and Zoning Commission considered the continuation and adjustment of boundaries of the Downtown Des Moines SSMID project on June 6, 2013 and has submitted its final report and recommendation to the City Council; and

WHEREAS, on July 24, by Roll Call No. 13-0981, it was duly resolved by the City Council that the Petition to Continue and Adjust the Boundaries of the Downtown Des Moines SSMID be set down for hearing on July 15, 2013; and

WHEREAS, notice of said hearing was published in the Des Moines Register on July 3, 2013, as provided by law, setting forth the time and place for hearing on said Petition; and

WHEREAS, notice of said hearing was also given by mailing notice by certified mail not less than 15 days before the hearing to each owner of property within the District at the owner's address as shown by the records of the County Auditor, all as specified in Section 386.3(4) of the Iowa Code; and

WHEREAS, in accordance with said notice, those interested in the Petition, both for and against, have been given an opportunity to be heard with respect thereto and have presented their views to the City Council.

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NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. The City Council hereby makes the following findings regarding the sufficiency of the Petition to Continue the Downtown Des Moines Self-Supported Municipal Improvement District:

(a) The Petition contains the signatures of at least 25% of the owners of properties within the District and such signatures represent ownership of property with an assessed value of 25% or more of the assessed value of all properties within the District;

(b) The Petition contains a sufficient description of the boundaries of the District;

(c) The Petition identifies the name of the District as the Downtown Des Moines Self-Supported Municipal Improvement District;

(d) The District, described in the Petition, is comprised of contiguous property wholly within the boundaries of the City and the District is comprised of property that is zoned for commercial or industrial uses;

(e) The District, described in the Petition, is comprised of property that is similarly related so that the present and potential use or enjoyment of the property in the District is benefited by the condition, performance of administration, redevelopment, revitalization and maintenance of the District and the owners of property in the District have a present and potential benefit from the condition, performance of administration, redevelopment, revitalization and maintenance of the District;

(f) The Petition identifies that the operation tax levy which may be imposed upon property within the District shall not exceed the maximum rate of \$2.00 per thousand dollars of taxable valuation;

(g) The Petition identifies that the operation taxes levied for the District shall be used for the purposes of paying the administrative expenses of the District or paying part or all of the maintenance expenses of improvements or self-liquidating improvements with respect to the District for a period of five (5) years commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2014.

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2. The City Council hereby determines that the continuation and adjustment of boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District and continued funding of operation and maintenance for additional downtown services in accordance with the stated purposes of the District is consistent and does not conflict with the Des Moines 2020 Community Character Land Use Plan, applicable zoning ordinances, and other applicable land use policies and goals and the continuation and adjustment of boundaries of the District is consistent with the goals and objectives of the Metro Center Urban Renewal Project to create and maintain a vibrant downtown area.

3. The City Council hereby determines that the continuation and adjustment of boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District and the stated services and activities continued to be undertaken within the District further the general and the economic development objectives of the Metro Center Urban Renewal Project and further the Iowa code Chapter 15A economic development public purposes by assisting in the creation of new jobs and income in the City and the retention of existing jobs and income in the City that would otherwise be lost.

4. The City Council hereby determines that the continuation and adjustment of boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District is feasible and will benefit the entire City.

Date July 15, 2013

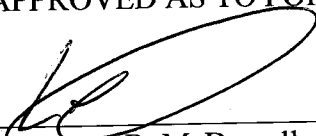
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5. The City Council hereby determines that it shall proceed with continuation and adjustment of boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District and the Legal Department is hereby authorized and directed to prepare an ordinance continuing and adjusting the boundaries of the District as proposed in the Petition for consideration by the City Council at the expiration of the thirty (30) day waiting period required by Iowa code Section 386.3(6).

(Council Communication No. 13.312)

Moved by _____ to adopt.

APPROVED AS TO FORM:


Lawrence R. McDowell
Deputy City Attorney

\\CDMFS\ID-VOLUME\APPDATA\LEGAL\LMM-RDL\Renae\1\LARRY\RC\SSMID - Boundaries - Close Hearing.docx

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

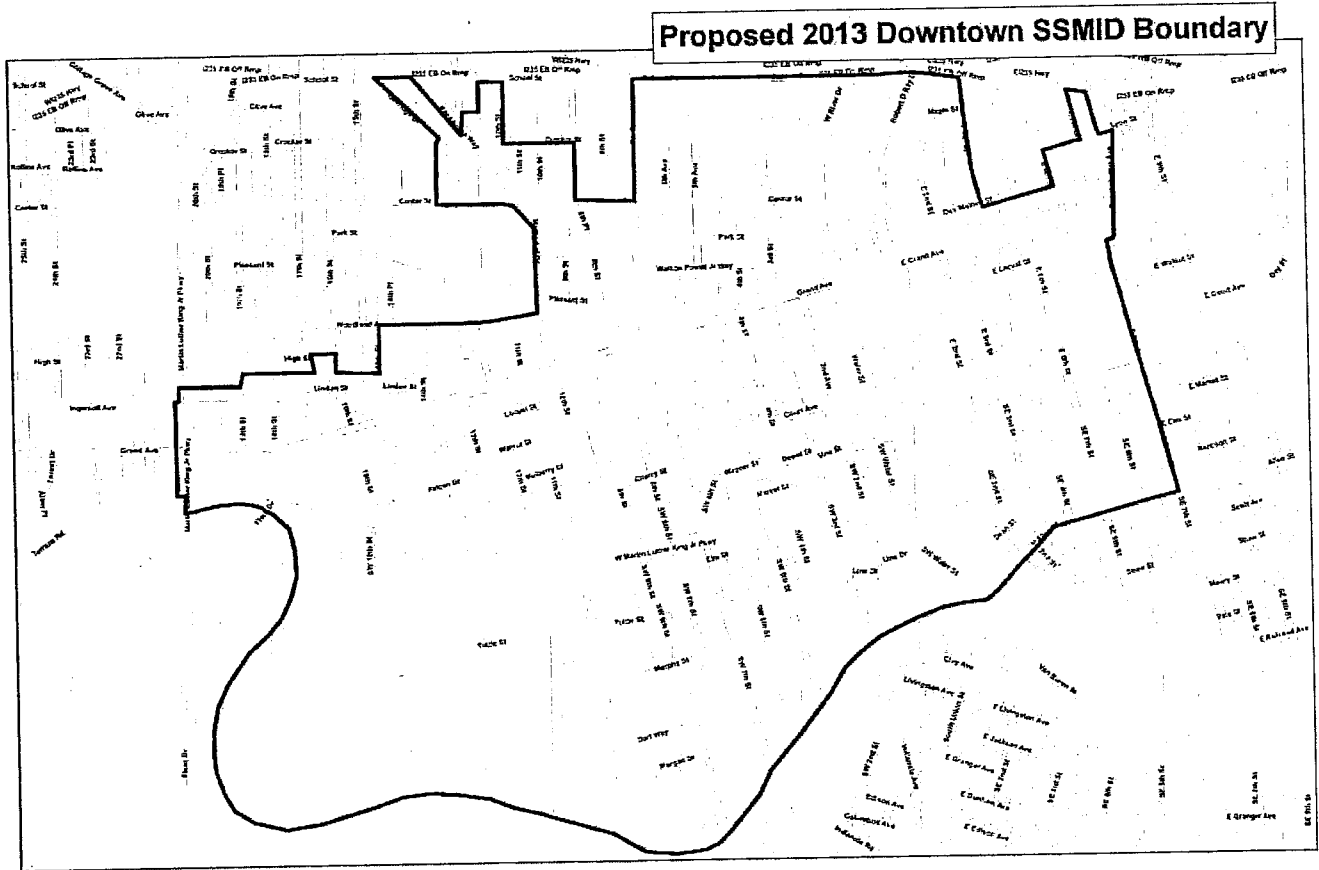
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

Mayor

City Clerk

MAP OF BOUNDARIES OF THE DISTRICT



June 12, 2013

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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 June 6, 2013, the following action was taken regarding the Downtown Des Moines Self-Supported Municipal Improvement District (SSMID).

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald				X
Dann Flaherty	X			
John "Jack" Hilmes	X			
Ted Irvine			X	
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
CJ Stephens				X
Vicki Stogdill	X			
Greg Wattier	X			

APPROVAL of the evaluative report as amended and the petition to continue and adjust the boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District (SSMID).

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the evaluative report as amended and the petition to continue and adjust the boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District (SSMID).

STAFF REPORT

I. GENERAL INFORMATION

Property owners have submitted a petition to the City Council seeking to continue and adjust the boundaries of the Downtown Des Moines Self-



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

Supported Municipal Improvement District (SSMID).

II. ADDITIONAL APPLICABLE INFORMATION

Pursuant to Section 386.3 of the Iowa Code, the Plan and Zoning Commission is to prepare an evaluative report for the City Council based on the "merit" and "feasibility" of the proposed Self-Supported Municipal Improvement District (SSMID). The Commission is to make recommendations to the City Council with respect to establishment of the SSMID. Further, the Commission is directed to determine the validity of the petition.

Staff has prepared an evaluative report for the Commission's review and consideration (see attached).

SUMMARY OF DISCUSSION

Mike Ludwig noted that staff had distributed an addendum to the evaluative report for Item #1. The addendum adds a 13th paragraph to the Section titled "Validity of the Petition" and describes how the proposed SSMID furthers the objectives of the Urban Renewal District for the Downtown and lists the statements from the Urban Renewal plan that are supportive of the SSMID proposal. He asked that the addendum be included in any motion made regarding Item # 1.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak in favor or in opposition of the applicant's request.

COMMISSION ACTION

JoAnne Corigliano moved staff recommendation to approve the evaluative report as amended and to approve the petition to continue and adjust the boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District (SSMID).

Motion passed 11-0-1. (Ted Irvine abstained)

Respectfully submitted,

Michael Ludwig, AICP
Planning Administrator

MGL:clw

cc: File

Evaluation of Petition to Continue and to Adjust the Boundaries of the Downtown Des Moines Self-Supported Municipal Improvement District (SSMID) and Recommendation to City Council

Property owners have submitted a petition to the City Council to continue and adjust the boundary of the Downtown Des Moines Self-Supported Municipal Improvement District (SSMID). The overall purposes of the SSMID are:

- the undertaking of actions and the design and construction of any and all improvements authorized by the Act and the performance of administration, redevelopment, and revitalization of the District, as authorized by the Act, any and all of which actions and improvements are intended to benefit the property within the District

The petition includes a request to continue the “Downtown Des Moines Self-Supported Municipal Improvement District Operation Fund” by levying an annual operation tax on property within the district (excluding residentially assessed property) for the purposes of: (a) paying the administrative expenses of the District, as defined and authorized in the Act, or (b) paying part or all of the maintenance expenses of “improvements” or “self-liquidating improvements” as defined in the Act, with respect to the District. The SSMID and associated operation tax would exist for a period of 5 years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2014, and continuing until June 30, 2019. The operation tax levy would not to exceed \$2.00 per thousand dollars of taxable valuation.

The petition includes a request to continue to hold and disburse all amounts collected in the Operation Fund for any one or more of the following purposes, at such times, in such amounts and under such conditions as shall be recommended to the City Council by the Downtown Des Moines Self-Supported Municipal Improvement District:

- a. Enhanced maintenance, cleaning and upkeep of public spaces within the District:
- b. Graffiti removal on public property and private buildings within the District.
- c. Enhanced public and property safety and crime prevention within the District, including the operation of a “Goodwill Ambassador” program as determined and operated from time to time by the Downtown Des Moines Self-Supported Municipal District.
- d. Development, marketing, promotion and management of activities and events within the District.
- e. Capital, physical or other improvements designed to enhance the image and appearance of the District, including but not limited to improvements to the skywalk system.
- f. Management and operation of public spaces within the District, including public parking facilities.
- g. Research and planning services benefiting the District.
- h. Parking and transportation management benefiting the District.
- i. Activities and operations benefiting the District under any agreements with the City of Des Moines or other public or quasi public entities.
- j. Recommendations regarding, and the promotion of, the District and the advancement of the District, including with respect to the use of public spaces within the District, the types of public spaces and services within the District, the services and improvements within the District, policies and practices for the District, business retention and attraction within the District, and activities and events within in the District.

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- k. Other activities intended to benefit or further the purposes or interests of the District and the development and advancement of the District.

The petition states the intent to continue the operating agreement between the City of Des Moines and the Downtown Des Moines Self-Supported Municipal Improvement District with respect to managing and undertaking the services, improvements and activities described in the Petition and in the annual budget for such services, improvements and activities, and to appropriate and provide funds from the Operation Fund to Downtown Des Moines Self-Supported Municipal Improvement District for the purposes described in the Petition.

The petition states the intent to require the Downtown Des Moines Self-Supported Municipal Improvement District, as a condition to the disbursement of funds from the Operation Fund, to submit to the Des Moines City Council, no later than December 1 of each year, a budget showing, in general terms, the proposed expenditures of such funds for the fiscal year beginning on the next July 1.

The petition states the intent that all taxes levied and collected on behalf of the District shall be expended for new, additional or enhanced services implemented within the District after the District was originally established, and that the City shall not diminish the type and extent of governmental services described in this Petition that existed at the time the District was originally established, with the intention of transferring the cost of providing such services from the City budget to the Operation Fund.

The District is located within the boundaries of Tax Increment Finance Districts which have been created by the City. Notwithstanding that fact, it is the further intent of the Petition that an amount of funds which would be derived from the annual levy of the Operation Tax against property within the District if the District were not located within such Tax Increment Finance Districts shall be made available annually for the services, improvements and activities set out in this Petition. It is requested that the City take all actions necessary to accomplish this purpose, including allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the District. The Petitioners represent and warrant to the City Council that the continuation of the District and the undertaking of the services, improvements and activities described are considered essential to the petitioners' efforts to create new jobs and income in the City of Des Moines and to retain jobs and income in the City that would otherwise be lost.

Finally, the petition requests that the City take no action which would make it impossible or illegal for Downtown Des Moines Self-Supported Municipal Improvement District to receive voluntary contributions from tax exempt properties within the District or from any other properties which may benefit from or contract for services from the Downtown Des Moines Self-Supported Municipal Improvement District.

Plan and Zoning Commission Role

The City Council has referred the petition to the Plan and Zoning Commission in accordance with Section 386.3 of the Iowa Code. The Plan and Zoning Commission is to prepare an evaluative report for the City Council addressing the "merit" and "feasibility" of the proposed District. Further, it would be appropriate for the Commission to make a recommendation on the validity of the petition. After the Plan and Zoning Commission has evaluated the petition, the City Council will set a time and place for the public hearing at which the City Council will consider the establishment of the District. If the City Council decides that it is appropriate to establish the District, the City Council must wait another 30

days after that hearing before it may adopt an ordinance establishing the District.

Validity of the Petition

The petition submitted to the City Council and referred to the Plan and Zoning Commission has been evaluated for the following:

1. The SSMID District meets all the criteria set forth in Section 386.3(1) of the Iowa Code including:
 - a. The SSMID is comprised of contiguous property wholly within the boundaries of the City of Des Moines. It is comprised only of property in districts which are zoned for commercial or industrial uses.
 - b. The SSMID has been given a descriptive name: "Downtown Des Moines Self-Supported Municipal Improvement District."
 - c. The property in the District as expanded and contracted, comprises the downtown core area of the City. All property is zoned "C-3" Central Business District, "C-3A" Central Business Support Commercial District, "C-3B" Central Business Mixed Use District, "C-3R" Central Business Mixed Residential, "D-R" Downtown Riverfront, "NPC", Neighborhood Pedestrian Commercial, "C-1" Neighborhood Retail Commercial, "C-2" General Retail and Highway Oriented Commercial, "M-1" Light Industrial District or "M-2" Heavy Industrial District. All property within the SSMID Boundary is also subject to the Downtown Overlay District zoning and site plan requirements. Accordingly, the property in the District is similarly related so that the present and potential use or enjoyment of the property is benefited by the condition, performance of administration, redevelopment, revitalization and maintenance of the District. Further, the owners of property in the District have a present and potential benefit from the condition, performance of administration, redevelopment, revitalization and maintenance of the District. The petitioners represent and warrant to the City Council the continuation of the District and the undertaking of the services, improvements and activities described in the petition are considered essential to the petitioners' efforts to create new jobs and income in the City of Des Moines and to retain jobs and income in the City that would otherwise be lost.
2. The petition contains signatures from more than 25% of all owners of property within the proposed District. As of May 28, 2013, the petition has been signed by 38.8% of all owners of property within the district (391 of 1009 owners) representing ownership of 33.5% of all parcels within the district (947 of 2,823 parcels). The signatures also represent ownership of property with an assessed value of 25% or more of the assessed value of all of the property in the District. As of May 28, 2013, the signatures represent ownership of property with an assessed value of 77% of the assessed value of all property in the District (\$950,662,410 of \$1,233,529,270).
3. The petition provides a valid map and legal description for the boundaries of the proposed Downtown SSMID District. The existing Downtown Des Moines SSMID boundary is expanded to include parcels fronting Ingersoll Avenue east of MLK Jr. Parkway, property on both sides of Keo Way north of Center Street, properties between Crocker and Center Street

from 10th Street to 7th Street , and properties along 7th Street from Center Street to I-235. The proposed boundary is reduced to exclude properties between E. 4th Street and E. 6th Street north of Des Moines Street and a majority of properties between E. 6th Street and Pennsylvania Avenue north of Lyon Street.

4. The petition states that the SSMID shall exist for a period of 5 years, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 2014, and continuing for 4 additional years (through June 30, 2019). The petition also states that the maximum rate of the operation tax shall not to exceed \$2.00 per thousand dollars of taxable valuation.
5. The petition states that the purpose of the SSMID is the undertaking of actions and the design and construction of any and all improvements authorized by the Act and the performance of administration, redevelopment, and revitalization of the District, as authorized by the Act, any and all of which actions and improvements are intended to benefit the property within the District.
6. The petition proposes to continue an operation fund with respect to the District to be known as the "Downtown Des Moines Self-Supported Municipal Improvement District Operation Fund" (the "Operation Fund"), and levy an annual tax (the "Operation Tax") upon the property, as defined in the Act (provided, however, that parcels of property assessed as residential property for property tax purposes are exempt from the Operation Tax) within the District (the "Property") for the purposes of:
 - a. Paying the administrative expenses of the District, as defined and authorized in the Act, or
 - b. Paying part or all of the maintenance expenses of "improvements" or "self-liquidating improvements" as defined in the Act.
7. The petition proposes to continue to hold and disburse all amounts collected in the Operation Fund to be utilized for any one or more of the following purposes, at such times, in such amounts and under such conditions as shall be recommended to the City Council by the Downtown Des Moines Self-Supported Municipal Improvement District:
 - a. Enhanced maintenance, cleaning and upkeep of public spaces within the District.
 - b. Graffiti removal on public property and private buildings within the District.
 - c. Enhanced public and property safety and crime prevention within the District, including the operation of a "Goodwill Ambassador" program as determined and operated from time to time by the Downtown Des Moines Self-Supported Municipal District.
 - d. Development, marketing, promotion and management of activities and events within the District.
 - e. Capital, physical or other improvements designed to enhance the image and appearance of the District, including but not limited to improvements to the skywalk system.
 - f. Management and operation of public spaces within the District, including public parking facilities.
 - g. Research and planning services benefiting the District.
 - h. Parking and transportation management benefiting the District.

- i. Activities and operations benefiting the District under any agreements with the City of Des Moines or other public or quasi public entities.
 - j. Recommendations regarding, and the promotion of, the District and the advancement of the District, including with respect to the use of public spaces within the District, the types of public spaces and services within the District, the services and improvements within the District, policies and practices for the District, business retention and attraction within the District, and activities and events within in the District.
 - k. Other activities intended to benefit or further the purposes or interests of the District and the development and advancement of the District.
8. The petition proposes to continue the operating agreement between the City of Des Moines and Downtown Des Moines Self-Supported Municipal Improvement District with respect to managing and undertaking the services, improvements and activities described in the Petition and in the annual budget for such services, improvements and activities, and to appropriate and provide funds held from time to time in the Operation Fund to Downtown Des Moines Self-Supported Municipal Improvement District to be utilized for the purposes described in the petition.
 9. The petition proposes to require Downtown Des Moines Self-Supported Municipal Improvement District, as a condition to the disbursement of funds from the Operation Fund, to submit to the Des Moines City Council, no later than December 1 of each year, a budget showing, in general terms, the proposed expenditures of such funds for the fiscal year beginning on the next July 1.
 10. The petition states the intent that all taxes levied and collected on behalf of the District shall be expended for new, additional or enhanced services implemented within the District after the District was originally established, and that the City shall not diminish the type and extent of governmental services described in this Petition that existed at the time the District was originally established, with the intention of transferring the cost of providing such services from the City budget to the Operation Fund.
 11. The petition states that the District is located within the boundaries of Tax Increment Finance Districts which have been created by the City. Notwithstanding that fact, it is the further intent of the Petition that an amount of funds which would be derived from the annual levy of the Operation Tax against property within the District if the District were not located within such Tax Increment Finance Districts shall be made available annually for the services, improvements and activities set out in this Petition, and that the City shall take all actions necessary to accomplish this purpose, including, if necessary and to the extent permitted by applicable law, allocation to these services, improvements and activities of a portion of the incremental property taxes which are attributable to properties within the District.
 12. The petition requests that the City take no action which would make it impossible or illegal for Downtown Des Moines Self-Supported Municipal Improvement District to receive voluntary contributions from tax exempt properties within the District or from any other properties which may benefit from or contract for services from the Downtown Des Moines Self-Supported Municipal Improvement District.

13. The services and activities identified in the purposes of the SSMID further the objectives of the Metro Center Urban Renewal Project particularly:

General

- a. Preserve and create an environment which will protect the health, safety, and general welfare of city residents and maintain and expand taxable values of property within the area.

Economic Development

- a. Provide for orderly expansion of downtown Des Moines as a retail, financial, business, administrative, governmental, and cultural center of the metropolitan area and the region.
- b. Encourage and support development which will enhance and make the best possible use of riverfront, cultural, and other public facilities, resources and investments.
- c. Ensure that the area is adequately serviced with public utilities and services to support contemporary development requirements.

Further the services and activities identified under the purposes of the SSMID are consistent with the economic development activities identified in the Metro Center Urban Renewal Project plan and further the economic development public purposes defined in Iowa Code Chapter 15A. As represented and warranted in the SSMID petition, the activities, improvements and services provided by the Downtown SSMID are essential to the City's efforts to create new jobs and income in the City and to retain jobs and income in the City that would otherwise be lost.

Feasibility of the Project

In fiscal year 2014/15 through 2018/19 the maximum aggregate tax levy of \$2.00 per \$1000 of taxable assessed value allowed by the petition would generate revenues of approximately \$2,286,506 annually based on assessed values as of March 20, 2013. The taxable assessed value of properties could fluctuate during this term, including but not limited to changes caused by recent legislation approved by the Iowa Legislature. The actual levy will be set annually by the City Council. The Downtown Des Moines Self-Supported Municipal Improvement District will submit to the Des Moines City Council, no later than December 1 of each year, a budget showing, in general terms, the proposed expenditures of such funds for the fiscal year beginning on the next July 1.

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Recommendation

The petition to continue and adjust the boundaries of the "Downtown Des Moines Self-Supported Municipal Improvement District" meets the criteria as outlined in Chapter 386 of the Iowa Code for such districts. The petition is valid and the Downtown Des Moines SSMID has merit and is feasible. The Plan and Zoning Commission forwards this report to City Council on June 24, 2013, at which time the City Council may set the date of public hearing for July 15, 2013 to consider continuation of and adjustment to the boundaries of the District.