



Date March 8, 2018

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED TENTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE SE AGRIBUSINESS URBAN RENEWAL AREA

WHEREAS, on January 26, 1998, by Roll Call No. 98-275, the City Council adopted the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project, and such Plan has been amended nine times (the urban renewal plan as amended is hereinafter referred to as the "Plan"); and,

WHEREAS, the SE AgriBusiness Urban Renewal Project Area encompasses an irregularly shaped area generally located between S.E. 14th Street and SE 43rd Street, and between Dean Avenue and the Des Moines River; and,

WHEREAS, the purpose of the proposed Tenth Amendment to the Plan, which is on file and available for inspection in the office of the City Clerk, is to:

- Amend the text of Section I, INTRODUCTION and Section VI, PROJECT PROPOSALS of the Plan to reflect updated information regarding the second phase of the Richard A. Clark Municipal Service Center.
- Amend Appendix B – “Approved Public Improvements, Public Buildings and Street Projects” of the Plan to incorporate the construction of the second phase of the Municipal Service Center as an approved public improvement which will not be funded with tax increment revenues.
- Update Map 6 – Acquisition Parcels, Map 7 – Disposition Parcels, and Map 8 – Public Facilities and Improvements, to reflect the addition of the second phase of the Municipal Service Center, as well as other corrections and updates to such maps.

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Tenth Amendment at its regular meeting on March 27, 2018, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

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

1. A public hearing shall be held before the City Council to consider the proposed Tenth Amendment at 5:00 p.m. on April 9, 2018, in the Council Chambers at the Richard A. Clark Municipal Service Center, 1551 E. Martin Luther King Jr. Parkway, Des Moines, Iowa.
2. The City Clerk is authorized and directed to publish notice of said public hearing by publication in the Des Moines Register on March 22, 2018.



Roll Call Number

Agenda Item Number

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Date March 8, 2018

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3. The proposed Tenth Amendment is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.

4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College and Des Moines Area Regional Transit Authority. The consultation meeting shall be held at least 14 days prior to the date of public hearing at a time and location to be determined by the City Manager in accordance with Iowa Code Section 403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Tenth Amendment and a copy of the publication notice to be mailed to each such affected taxing entity.

(Council Communication No. 18- 096)

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown, Assistant City Attorney
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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

After Recording Return To:
City of Des Moines
Office of Economic Development
400 Robert D. Ray Drive
Des Moines, Iowa 50309

Prepared by Naomi Hamlett, Economic Development – City of Des Moines
400 Robert D. Ray Drive, Des Moines, IA 50309 515-283-4015



Tenth Amendment to the Urban Renewal Plan
for the
SE AgriBusiness Urban Renewal Area

Urban Design Review Board Action:	1/9/2018
Taxing Entities Consultation:	1/3/2018
City Council Approval:	1/22/2018

HISTORY

The Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project was adopted on January 26, 1998 by Roll Call No. 98-275. The SE AgriBusiness Urban Renewal Plan and its subsequent amendments have been recorded in the land records of the Polk County Recorder as follows:

<i>Amendment</i>	<i>Roll Call No.</i>	<i>Adopted Date</i>	<i>Recorded Book</i>	<i>Beginning at Page</i>
Urban Renewal Plan	98-275	1/26/98	7817	399
First Amendment	99-756	3/15/99	8167	460
Second Amendment	02-1589	6/17/02	9200	260
Third Amendment	08-1882	10/27/08	12281	340
Fourth Amendment	11-2007	11/21/11	14077	668
Fifth Amendment	13-0254	2/11/13	14661	630
Sixth Amendment and Restated Plan	14-0436	3/10/14	15147	570
Seventh Amendment	16-1088	06/27/16	16082	24
Eighth Amendment	17-0621	04/03/2017	16441	125
Ninth Amendment	17-1785	10/09/2017	16690	321

PURPOSE

The purpose of this Tenth Amendment to the Urban Renewal Plan for the SE AgriBusiness Urban Renewal Project is to:

- Amend text in Section I, INTRODUCTION and Section VI, PROJECT PROPOSALS to reflect updated information regarding the second phase of the Municipal Service Center (“MSC”).
- Amend Appendix B – “Approved Public Improvements, Public Buildings and Street Projects” to incorporate the construction of the second phase of the Municipal Service Center as an approved public improvement, which will not be funded with tax increment revenues.
- Update Map 6 – *Acquisition Map*; Map 7 – *Disposition Map*; and Map 8 – *Public Facilities and Improvements* to reflect the addition of the second phase of the Municipal Service Center, as well as other corrections and updates.

Tenth Amendment to the SE AgriBusiness Urban Renewal Plan
(Deletions are shown by crossing out text; additions are shown in *italics*.)

1. Amend Section I, INTRODUCTION, by deleting the second paragraph under the heading “Municipal Service Center Master Plan” and by adding the following new text at the end of Section I:

Municipal Service Center Master Plan. In 2017, it is contemplated that the City Council will proceed with the planning, design and development of the second phase of the Richard A. Clark Municipal Service Center to accommodate the relocation of the City Public Works and vehicle fleet facilities. The second phase will be further divided into two phases: Phase 2A and 2B, , each with their separate cost estimates and timeline. The City’s goal is that construction of Phase 2A will be complete by March 2019. Phase 2B will be constructed in later years. The project cost for the entire second phase will not exceed \$80 million.

2. Amend Section VI. PROJECT PROPOSALS, by amending the second paragraph under subsection (A) (9) (e) to read as follows:

Planning, design, construction and developing of the second phase of the Richard A. Clark Municipal Service Center to provide for the relocation of the City Public Works and vehicle fleet facilities to cost-effective facilities for materials, equipment, storage maintenance, offices and related functions in a location(s) adjacent or in the immediate vicinity of the existing first phase of the Municipal Service Center. The second phase will further the City’s efforts to coordinate and operate more efficiently in its delivery of all City services. This proposed second phase will be located generally south of the existing first phase of the Municipal Service Center as approximately shown on Map 8-Public Facilities and Specific Public Improvements. Such second phase shall have an attractive appearance that will improve the surrounding area and establish activity and an employee presence at the site on a daily basis. *The proposed facility will consist of two building phases:*

- *MSC Phase 2A – construction of an approximately 140,000 square foot building to house Fleet, Solid Waste, and Radio Operations. The building will provide vehicle/equipment storage, shop, repair, and maintenance areas, as well as office space, locker rooms, and a break area. There will also be a covered fueling island and a 3-bay wash facility located on a separate parcel, north of the railroad tracks. A vehicular crossing will be established between the two parcels. Employee parking will be provided on a separate parcel south of Maury Street. A pedestrian crossing will be provided across Maury Street. The project cost will not exceed \$47million.*
- *MSC Phase 2B – construction of an approximately 250,000 square foot building to house Public Works, which includes Forestry, Sewer, and Street Maintenance. The building will be adjacent to Phase 2A and will cover the west and south elevations of Phase 2A. The facility will include covered storage for 268 vehicles/equipment, as well as a shop, office spaces, locker rooms, and meeting rooms. Additional employee parking will be provided to the south of the Phase 2A parking with this phase. In addition, this Phase will include construction of a new building for equipment storage; exterior covered storage for vehicles/equipment; and expansion of the current salt*

storage facility at the Public Works South Supply Yard, a 21-acre property currently owned by the City south of Maury Street on SW 22nd Street. The project cost will not exceed \$33 million.

The City's rights to exercise eminent domain related to this second phase public improvement project are based on the general public purposes of the City that are reasonable and necessary as an incident to the general powers and duties of the City. The ~~preliminary pre-design project cost construction estimate~~ for the second phase *will not exceed* is \$5080million and the City's goal for completion of Phase 2A is March 2019, *with completion of Phase 2B coming in later years.* It is anticipated that essential corporate purpose urban renewal general obligation bonds will be issued to fund the planning, design, construction and development work for the second phase and that some portion of costs will be funded with applicable City enterprise funds. No funding from tax increment revenues will be utilized for the second phase project.

3. Amend and update Appendix B: Approved Public Improvements, Public Buildings, and Street Projects by:
 - a. Deleting Appendix B: Approved Public Improvements, Public Buildings, and Street Projects (8th Amendment); and,
 - b. Replacing it with the accompanying Appendix B: Approved Public Improvements, Public Buildings, and Street Projects (10th Amendment).
4. Amend Map 6- Acquisition Map, by:
 - a. Deleting Map No. 6 – Acquisition Map, previously adopted by the Sixth Amendment to the SE AgriBusiness Urban Renewal Plan; and
 - b. Replacing it with the accompanying Map 6: Acquisition Parcels.
5. Amend Map 7 – Disposition Map, by:
 - a. Deleting Map No. 7 – Disposition Map, previously adopted by the Sixth Amendment to the SE AgriBusiness Urban Renewal Plan; and
 - b. Replacing it with the accompanying Map 7: Disposition Parcels.
6. Amend Map 8 – Public Facilities and Improvements, by:
 - a. Deleting Map No. 8 – Public Facilities and Improvements, previously adopted by the Fourth Amendment to the SE AgriBusiness Urban Renewal Plan; and,
 - b. Replacing it with the accompanying Map 8: Public Facilities and Improvements.

Appendix B: Approved Public Improvements, Public Buildings and Street Projects
(10th Amendment)¹

The City of Des Moines provides direct financial assistance from tax increment revenues for the following public improvements referenced in Chapter VI, Section (A)(9):

Previously added

- First phase Richard A. Clark Municipal Service Center (1550 Scott Street) (FY 2011/12, FY 2012/13, FY 2013/14 -- \$7,700,000 – 4th Amendment approved prior to 2012).
- SE Connector Roadway (FY 2013-14 -- \$750,000).
- Second phase Municipal Service Center (FY 2016/17, FY 2017/18 -- \$4,750,000, no funding from tax increment revenues).

Planning, design and development of the second phase of the Municipal Service Center to accommodate the relocation of the City Public Works and vehicle fleet facilities. Funding is for completion of the remaining land acquisition and for the full-design of the second phase. FY 2017/18 funding (\$4,500,000) will be financed with essential corporate purpose urban renewal general obligation bonds and no tax increment revenues will be utilized for the second phase project.

Added by 10th Amendment

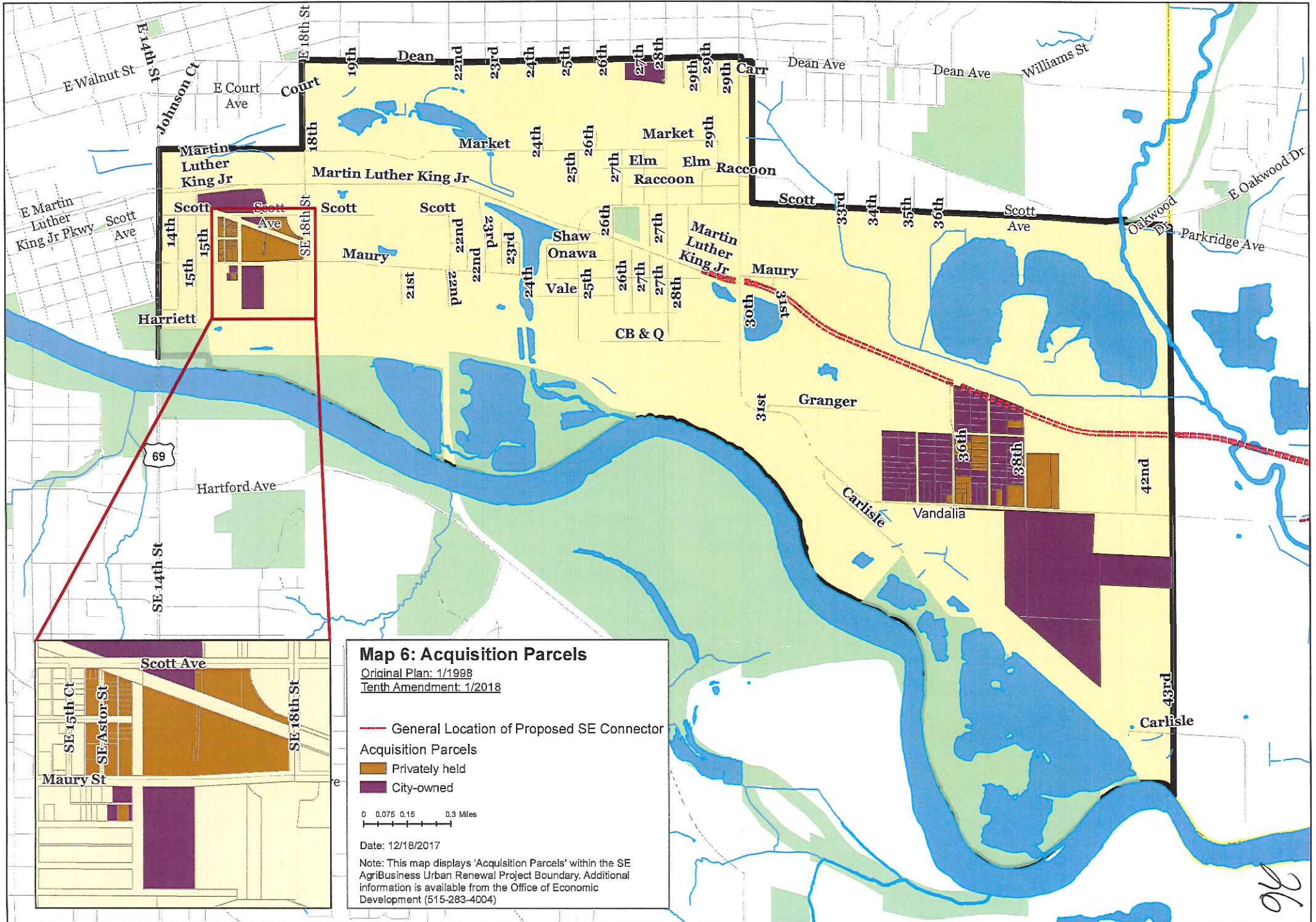
- Second phase Richard A. Clark Municipal Service Center (not to exceed \$80 million total, FY 2018/19 – not to exceed \$47 million; no funding from tax increment revenues)

Construction of Phase 2A and 2B, of the Municipal Service Center to accommodate the relocation of the City Public Works and vehicle fleet facilities. Funding is for construction of the following:

- Phase 2A – 140,000 square foot building to house Fleet, Solid Waste, and Radio Operations – not to exceed \$47 million. It is anticipated the FY 2018/19 and any subsequent fiscal year funding will be financed with essential corporate purpose urban renewal general obligation bonds and no tax increment revenues will be utilized for Phase 2A.
- Phase 2B – 250,000 square foot building to house Public Works – Forestry, Sewer, and Street Maintenance; new building for equipment storage, exterior covered storage, expansion of current salt storage facility – not to exceed \$33 million. It is anticipated that future fiscal year funding will be financed with essential corporate purpose urban renewal general obligation bonds and no tax increment revenues will be utilized for Phase 2B.

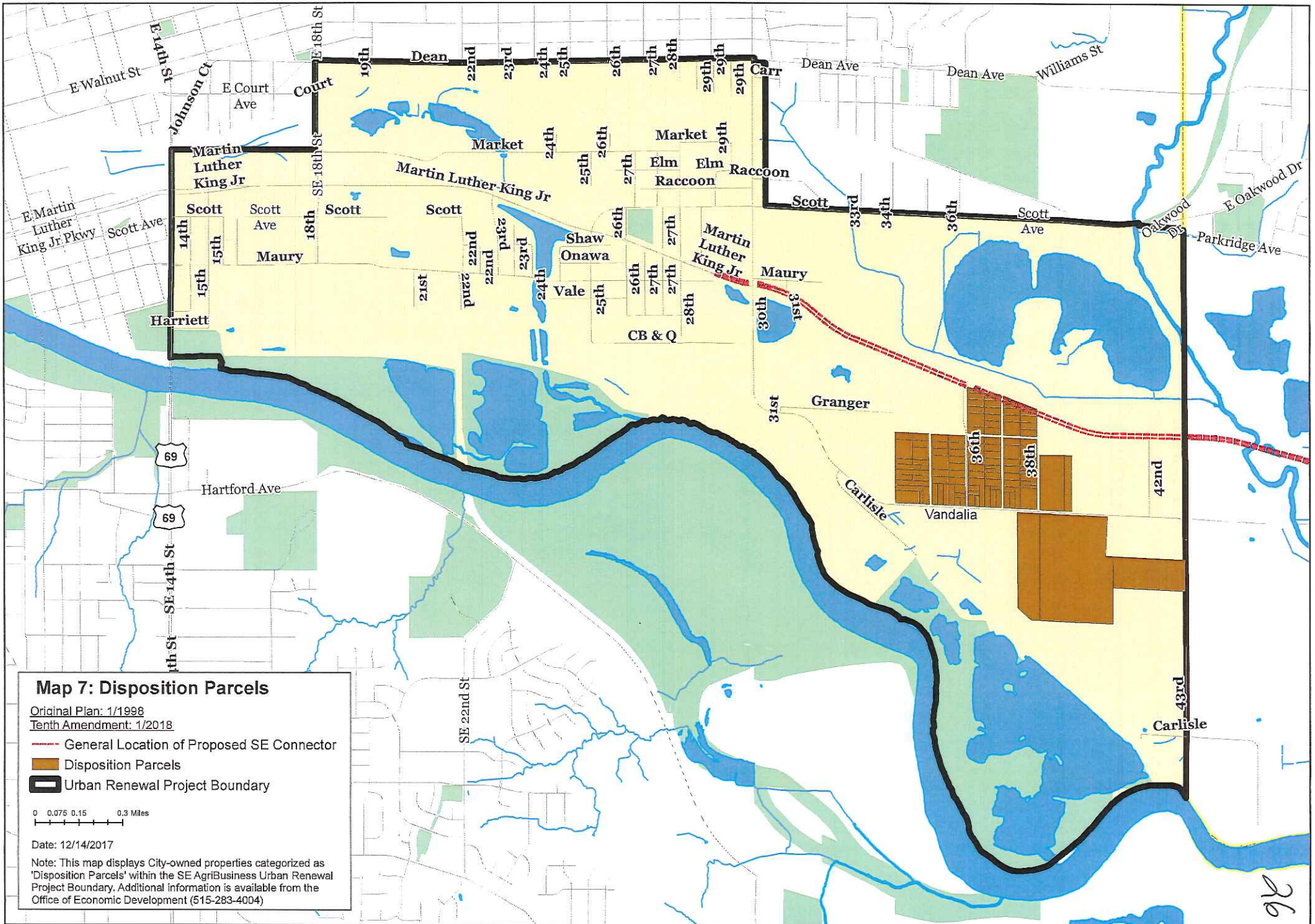
¹ The anticipated expenditure of money could be delayed due to construction schedules, other funding priorities, etc. but will not occur earlier than stated in this Plan.

SE AgriBusiness Urban Renewal Project



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SE AgriBusiness Urban Renewal Project



Map 7: Disposition Parcels

Original Plan: 1/1998

Tenth Amendment: 1/2018

--- General Location of Proposed SE Connector

■ Disposition Parcels

▭ Urban Renewal Project Boundary

0 0.075 0.15 0.3 Miles

Date: 12/14/2017

Note: This map displays City-owned properties categorized as 'Disposition Parcels' within the SE AgriBusiness Urban Renewal Project Boundary. Additional information is available from the Office of Economic Development (515-283-4004)

SE AgriBusiness Urban Renewal Project

