

COUNCIL COMMUNICATION

	Number:	21-390	Meeting:	September 13, 2021
	Agenda Item:	24	Roll Call:	21-1416
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Set date of public hearing on the proposed 3rd 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 3rd Amendment to the Urban Renewal Plan for the Merle Hay Commercial Urban Renewal Area for the November 1, 2021, 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 Authority.

FISCAL IMPACT:

Amount: There is no direct fiscal impact associated with the approval of these amendments. The activities and projects that may be assisted by this plan are addressed in the plan texts and are subject to separate Council actions.

Funding Source: N/A

ADDITIONAL INFORMATION:

- The purpose of this 3rd 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 Area Urban Renewal Area by: (1) updating the description of the Merle Hay Mall Phase I Project to address an amendment to the Minimum Assessment Agreement; (2) updating the description of the Merle Hay Mall Phase II Project to add an additional contingent economic development grant to be paid in two (2) semi-annual installments of \$200,000 per installment from tax-increment financing (TIF) if the sale or lease of outlots or “tower” on the project property do not receive the minimum cumulative net proceeds of \$400,000 by October 1, 2030; and (3) updating the

description of the Merle Hay Mall Phase III project to add use of funds toward acquisition costs of the former Sears parcel in addition to the cost of design and construction of improvements to said parcel.

- Incorporate a new appendix titled *Appendix E – Approved Public Improvement Projects* to provide a summary of the Merle Hay Mall Corridor Planning project as included in the City’s Capital Improvement Plan.

PREVIOUS COUNCIL ACTION(S):

Date: March 11, 2019

Roll Call Number: [19-0414](#)

Action: [On](#) the proposed Second Amendment to the Urban Renewal Plan for Merle Hay Commercial Urban Renewal Area. ([Council Communication No. 19-107](#)) Moved by Gray to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: February 19, 2019

Resolution Number: N/A

Action: Motion to recommend approval of the Second Amendment to the Merle Hay Mall Commercial Urban Renewal Plan as presented by Heiman-Godar. Second by Weisenbach. Yes – 6, No – 0, Abstain – 0, Absent – 4.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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