


COUNCIL COMMUNICATION

	Number:	22-049	Meeting:	February 7, 2022
	Agenda Item:	42A	Roll Call:	22-194
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Hold Public Hearing for the proposed Urban Renewal Plan for the Carpenter Urban Renewal Area; adopt a resolution of necessity for the proposed Urban Renewal Plan for the Carpenter Urban Renewal Area and approve a Tax Increment Finance (TIF) Ordinance for the proposed Carpenter Urban Renewal Area.

SYNOPSIS:

This item opens and closes the public hearing on the proposed Urban Renewal Plan for the Carpenter Urban Renewal Area and approves a resolution of necessity and the TIF Ordinance for the proposed Urban Renewal Plan for the Carpenter Urban Renewal Area. The purpose of the Carpenter Urban Renewal Plan is to encourage the removal of and redevelopment of blighted, obsolete, and underutilized property within the Urban Renewal Area and to activate new economic investment leading to increased taxable valuation.

FISCAL IMPACT:

There is no direct fiscal impact associated with the approval of this Plan. The activities and project that may be assisted by this urban renewal plan and tax increment revenue are addressed in the plan text and are subject to separate Council action.

ADDITIONAL INFORMATION:

- The proposed Urban Renewal Area is approximately 77-acres and is located generally east of Drake University, between Forest Avenue, Martin Luther King Jr Parkway, University Avenue, and 25th Street, with additional parcels north of Forest Avenue and south of University Avenue. The plan area includes property that Drake University proposes to sell to a developer.
- The purpose of the Carpenter Urban Renewal Plan is to encourage the removal of and redevelopment of blighted, obsolete, and underutilized property within the Urban Renewal Area and to activate new economic investment leading to increased taxable valuation.
- There is one (1) project identified in the plan: a mixed-use project consisting of approximately 115 dwelling units and approximately 11,000 square feet of commercial space.

- The required taxing entities meeting was held on January 19, 2022. Two (2) taxing entity representatives were in attendance from DART and Polk County. Staff provided an overview of the plan, and there was general discussion about the plan. No concerns were raised by the taxing entities.
- Staff attended the Drake Neighborhood Association meeting on January 12, 2022 to present the plan, and there were no objections to the plan.

PREVIOUS COUNCIL ACTION(S):

Date: December 20, 2021

Roll Call Number: [21-1915](#)

Action: [On](#) the proposed Carpenter Urban Renewal Area Plan located between Forest Avenue, Martin Luther King Jr. Parkway, University Avenue, and 25th Street, with additional parcels north of Forest Avenue and south of University Avenue, (2-7-22). ([Council Communication No. 21-557](#)) Moved by Boesen to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: January 20, 2022

Resolution Number: 10-2021-5.05

Action: Motion that the proposed Carpenter Urban Renewal Plan is in conformance with the *PlanDSM: Creating Our Tomorrow Plan*. Additionally, the Commission recommends that future urban renewal plans discuss how tax increment financing (TIF) might be used in greater detail and that they include average earned income information for the plan area, that the City's overall tax increment financing program be analyzed to ensure best practices are being used and that the program is achieving the desired outcomes, and that these efforts be undertaken before any new urban renew plans are prepared. Approved 10-4.

Board: Urban Design Review Board

Date: December 21, 2021

Resolution Number: N/A

Action: Motion to recommend approval of the Carpenter Urban Renewal Plan as presented by Morgan-Huggins. Second by Hielkema. Motion carried. Yes – 6, No – 0. Abstain – 0, Absent – 4.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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