


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>22-494</b>	Meeting:	<b>October 24, 2022</b>
	Agenda Item:	<b>36</b>	Roll Call:	<b>22-1648</b>
	Submitted by:	<b>Michael Ludwig, Interim Development Services Department Director</b>		

### AGENDA HEADING:

Approval of reimbursement resolution for purchase of industrial development land at 1439 Michigan Street in Central Place Industrial Park.

### SYNOPSIS:

Approval of the reimbursement resolution to allow for Central Place Industrial Park Tax Increment Financing District cash revenues to be used to reimburse the City's Economic Development Enterprise Account for costs incurred to purchase vacant property at 1439 Michigan Street, for assembly with existing City-owned land that is being marketed for industrial redevelopment purposes.

### FISCAL IMPACT:

Amount: \$22,230 (deposited into the Economic Enterprise Account, CM025033)

Funding Source: Initially funded from the Economic Development Enterprise Account and reimbursed from the Central Place Industrial Park Tax Increment Financing (TIF) District cash revenues.

### ADDITIONAL INFORMATION:

- The owner (David Bradley) of the vacant property at 1439 Michigan Street approached City staff to inquire about interest in the voluntary purchase of the 10,103-square-foot parcel in 2020.
- The Office of Economic Development opted to have the City proceed with purchasing the site for purposes of assembling with the adjoining parcel at 1445 Michigan Street, which is being marketed for industrial redevelopment. Acquiring this vacant parcel will allow the City to offer a larger property for future industrial development.
- An appraised fair market value price was offered for the property. With proration of taxes paid to the Polk County Treasurer, the total cost for purchase of the property was \$22,230, which was originally paid from the Economic Development Enterprise Account. This action is intended to reimburse the Economic Development Enterprise Account with Central Place TIF revenues.

- The 14th Amendment to the Central Place Industrial Park Urban Renewal Plan previously identified the site at 1439 Michigan Street as a voluntary acquisition site to pursue to expand additional development-ready sites.
- In accordance with Section 2-201 of the Municipal Code, the City Manager is authorized to accept documents for permanent property interests acquired in the name of the City as a condition of receiving City approval of any plat of survey, site plan or other development proposal, and to execute the same in lieu of sending the purchase agreement to the City Council.

**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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