


COUNCIL COMMUNICATION

	Number: 23-346	Meeting: July 17, 2023
	Agenda Item: 68	Roll Call: 23-1042
	Submitted by: Cody Christensen, Development Services Director	

AGENDA HEADING:

Public hearing regarding petition to expand and continue the existing Downtown Des Moines Self-Supported Municipal Improvement District (SSMID) from July 1, 2024, through June 30, 2034.

SYNOPSIS:

- The City Council shall hear all owners of property in the proposed district or residents of the City desiring to express their views.
- The City Council must wait at least 30 days after the public hearing has been held before it may adopt an ordinance to continue the self-supported municipal improvement district.
- Staff recommends that the Council close the public hearing and find that the petition and the district satisfy the applicable requirements imposed by Iowa Code Chapter 386.
- The Council should also direct staff to prepare an ordinance for consideration on August 21, 2023 to expand and continue the Downtown Des Moines Self Supported Municipal Improvement District as described in the petition.

FISCAL IMPACT:

Amount: Approximately \$3,695,681 of SSMID revenue annually based upon total taxable value for all commercial, industrial and multi-residential (3+) taxable properties within the proposed SSMID boundary of \$1,642,525,047 and a maximum allowable assessment of \$2.25 per \$1,000 of valuation as stated in the proposed petition. Fiscal Year (FY) 2024 budgeted revenue is \$2,342,723 based upon total taxable value within the current SSMID boundary and the actual levy of \$1.30 per \$1,000.

Funding Source: Fund S862, Page 84, FY 2024 Operating Budget.

ADDITIONAL INFORMATION:

- On May 22, 2023, the City Council received, filed and referred the petition to continue the Downtown Des Moines SSMID to the Plan and Zoning Commission for preparation of an evaluative report and recommendation.
- The Plan and Zoning Commission's evaluative report and recommendation to approve the SSMID were received and filed by the City Council on June 26, 2023, and the City Council set the date of public hearing for July 17, 2023.

- Notice of the public hearing was published in the Des Moines Register on July 5, 2023, and a copy of the notice was mailed by certified mail on June 28, 2023, to all owners of record of real property located within the proposed District as shown by the records of the Polk County Auditor.
- The petition contains signatures from more than 25% of all owners of property within the proposed District. As of May 24, 2023, the petition has been signed by 30.23% of all owners of property within the district (1065 of 3523 parcels).
- These 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 24, 2023, the signatures represent ownership of property with an assessed value of 71.89% of the assessed value of all property in the District (\$1,262,342,229 of \$1,755,865,947).

PREVIOUS COUNCIL ACTION(S):

Date: June 26, 2023

Roll Call Number: [23-0902](#) and [23-0903](#)

Action: [Set](#) date of hearing on petition and proposal to take action for expansion and continuation of the Downtown Des Moines SSMID, (7-17-23). Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Absent: Sheumaker.

[Receive](#) and file report and recommendation from the Plan and Zoning Commission. Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Absent: Sheumaker.

Date: May 22, 2023

Roll Call Number: [23-0741](#)

Action: [Petition](#) to expand and continue Downtown Des Moines SSMID for an additional 10 years beginning July 1, 2024 pursuant to Chapter 386 of the Iowa Code and to refer the petition to the Plan and Zoning Commission for review and recommendation. ([Council Communication No. 23-269](#)) Moved by Gatto to receive, file and refer the Petition to the City Plan and Zoning Commission for preparation of an evaluative report on the merit and feasibility of continuing the Downtown SSMID and to make recommendations with respect to the project. The Commission is further requested to submit its report and recommendation for receipt by the City Council at its regular meeting on June 26, 2023. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 15, 2023

Action: Motion to approve the evaluative report and petition to continue the Downtown Des Moines SSMID from July 1, 2024, through June 30, 2034. Motion carried 9-0-1-1 (Draper passed. Gillette abstained).

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- First consideration of an ordinance on August 21, 2023, to continue the Downtown Des Moines SSMID as described in the petition.

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