

Date March 22, 2021

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING DETERMINATION THAT THE PROPOSED HILLTOP URBAN RENEWAL PLAN IS IN CONFORMANCE WITH THE PLAN DSM: CREATING OUR TOMORROW COMPREHENSIVE PLAN

WHEREAS, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted the PlanDSM: Creating Our Tomorrow Plan; and

WHEREAS, at a public hearing held on March 4, 2021, the City Plan and Zoning Commission voted 10-0 in support of a motion to recommend **APPROVAL** of a determination that the proposed Hilltop Urban Renewal Plan, for proposed urban renewal area of approximately 23.7 acres in the 3500-3600 block of the north side of Hubbell Avenue at East Douglas Avenue and Kennedy Drive and containing the Hilltop Legacy Planned Unit Development (PUD) and the Sargent Park II Legacy Planned Unit Development (PUD), is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, P. Kay Cmelik, 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



Date 3.22.2021

Agenda Item 40A

Roll Call # _____

March 16, 2021

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their March 4, 2021 meeting, the following action was taken regarding determination as to whether the proposed Hilltop Urban Renewal Plan is in conformance with the PlanDSM Creating Our Tomorrow Plan.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard				X
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace				X
Greg Wattier				X
Emily Webb				X

APPROVAL of the proposed Hilltop Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends that the Commission find the proposed Hilltop Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** Included in the Commission's packet is a draft version of the Hilltop Urban Renewal Plan (URP).

The proposed urban renewal area consists of approximately 23.7 acres and is generally located in the 3500-3600 block of the north side of Hubbell Avenue (U.S. Highway 6) at the intersection of East Douglas Avenue and Kennedy Drive. It is made up of the property within the Hilltop Legacy Planned Unit Development (PUD) and the Sargent Park II Legacy PUD.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Urban Renewal Plan:** The purpose of the Hilltop Urban Renewal Plan is to encourage development within the area for medium-density and/or high-density affordable housing opportunities and to rehabilitate existing multi-family housing for low-and moderate-income families and seniors.
2. **PlanDSM Comprehensive Plan:** A prerequisite for an urban renewal plan is a comprehensive plan for the municipality. After the municipality has adopted such a plan, the municipality may prepare, adopt, and implement an urban renewal plan for the purpose of rehabilitation, conservation, redevelopment, development, or a combination thereof, of a designated urban renewal area to promote the public health, safety, or welfare of the residents of the municipality.

The City's Comprehensive Plan, *PlanDSM*, was adopted by the City Council on April 25, 2016, by Roll Call 16-0717. Recently, the Plan & Zoning Commission considered and has recommended approval of a revision for the northern portion of the Hilltop Legacy PUD area from Medium Density Residential to High Density Residential. Based on this recommendation being approved by City Council, the future land use would show the land outside the street Rights-Of-Way as a mix of Community Mixed Use, High Density Residential, and Parks and Open Space with the Development Control Zone Overlay all within a Neighborhood Node. Descriptions of each land use classification are provided below.

Community Mixed Use:

Small to medium scale mixed use development located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

High Density Residential:

Areas developed with primarily higher intensity multi-family housing with a minimum density over 17 dwelling units per net acre.

Parks and Open Space

Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.

Development Control Zone

Areas that are sensitive to development, such as airport runway protection zones, flood hazard areas, etc.

Neighborhood Node

These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops and smaller scale businesses. Residential development including low-medium and medium densities may occur.

It should be noted that a portion of the existing multiple-household apartment buildings located on the west end of the plan area are in an area indicated as “Parks and Open Space/Development Control Zone” due to the proximity to the Four Mile Creek floodplain. The existing buildings in this area are legal non-conforming structures where additional new development and impervious surface area should be restricted, with improvements limited to rehabilitation that includes appropriate flood-hardening or removal of existing flood prone buildings.

Multiple land use goals identified in *PlanDSM* are included in the goals of this Urban Renewal Plan, including the following:

Goal 2: Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services and public amenities;

Goal 4: Continue to embrace the distinct character of Des Moines’ neighborhoods while allowing for new development and redevelopment; and

Goal 6: Recognize the value of Des Moines’ historic building stock and landscapes and ensure their preservation for future residents.

Map 2- Existing Land Use Map further details the future land use designations proposed for this general area by *PlanDSM*.

This Plan also is consistent with goals from the various sections throughout the *PlanDSM* document, including the following:

Housing:

Goal 1: Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds;

Goal 2: Preserve, maintain, and improve the existing inventory of single-family and multi-family housing;

Goal 3: Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods; and
Goal 4: Support development of and access to quality housing affordable to all income level households.

Transportation:

Goal 3: Provide opportunities for healthy lifestyles through walking as a primary mode of Transportation;
Goal 4: Make transit a more attractive option for all City residents; and
Goal 5: Enhance the bicycle network by expanding bicycle facilities that are safe, comfortable, and easily accessible.

Economic Development:

Goal 2: Focus economic development efforts in strategic locations for continued vitality and growth;
Goal 3: Recognize livability as a key aspect to economic development; and
Goal 4: Foster a sustainable economy.

Public Infrastructure and Utilities:

Goal 1: Provide safe and reliable public infrastructure and utilities for current residents as well as future development needs;
Goal 2: Evaluate capacity for implementation of and adaptation to green infrastructure in the city; and

Community Character and Neighborhoods:

Goal 1: Embrace the distinct character offered in each of Des Moines' neighborhoods;
Goal 2: Further Des Moines' revitalization efforts to improve the strength, stability, and vitality of all neighborhoods;
Goal 3: Promote the redevelopment and revitalization of neighborhood nodes and corridors;
Goal 5: Expand opportunities for healthy and active living for all residents; and
Goal 6: Strengthen the walkability and connectivity within and between neighborhoods.

Social Equity:

Goal 2: Ensure that all residents have convenient access to healthy food, health care, safe environments, and choices for an active lifestyle.

All goals and objectives of the Hilltop Urban Renewal Plan are in conformance with the City's Comprehensive Plan, *Plan DSM*, which was adopted by the City Council on April 25, 2016, by Roll Call 16-0717 and as proposed to be amended.

Possible additional amendments to *Plan DSM* may be identified through the ongoing planning process for the implementation of this Plan.

SUMMARY OF DISCUSSION

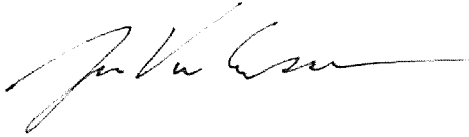
Dory Briles asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Jann Freed made a motion for approval of the proposed Hilltop Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.

Motion passed: 10-0

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Van Essen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

Prepared by: Ryan Moffatt, 400 Robert D. Ray Drive, Des Moines, IA 50309 Phone:
515-283-4004
Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309
Taxpayer: No change
Title of Document: Hilltop Urban Renewal Plan
Grantor/Grantee: City of Des Moines, Iowa
Legal Description: See Exhibit "A" at page 8, below

HILLTOP URBAN RENEWAL PLAN

City of Des Moines, Iowa



Urban Design Review Board Action:	
Taxing Entities Consultation:	
Plan and Zoning Commission Action:	
City Council Approval:	

I. INTRODUCTION

A. General Description of the Hilltop Urban Renewal Area

The general location and boundary of the Hilltop Urban Renewal Area is shown on *Map 1 – Existing Land Use*.

This Urban Renewal Area consists of 8 lots/tax parcels containing approximately 23.7 acres and is generally located in the 3500-3600 block of the north side of Hubbell Avenue (State Highway 6) at the intersection of E. Douglas Avenue and Kennedy Drive.

The Urban Renewal Area is more specifically described in the accompanying *Appendix A - Legal Description*.

B. Purpose of the Urban Renewal Plan

The purpose of the Hilltop Urban Renewal Plan is to encourage development within the area for medium-density and/or high-density affordable housing opportunities and rehabilitate existing multi-family housing for low-and moderate-income families and seniors.

The City of Des Moines believes that the designation of the Urban Renewal Area through the adoption of this plan will strengthen and revitalize the local economy through the planned development and redevelopment of the Urban Renewal Area, through:

1. Guidance of the development of the Urban Renewal Area in a manner that is consistent with the Comprehensive Plan, and that provides for the physical and economic enhancement of the area.
2. Provide for the planned and unified development of residential and commercial uses.
3. Creation of a safe and attractive physical environment through the construction and installation of necessary infrastructure and other public improvements or actions supportive of the Urban Renewal Area.
4. Creation of financial incentives as necessary to encourage quality new housing opportunities for low-and moderate-income families/households and investment within the Urban Renewal Area.
5. Expansion of the property tax base of the Urban Renewal Area and subsequently contributing to the economic betterment of the entirety of the City of Des Moines.

C. Authority to Adopt and Implement an Urban Renewal Plan

The State of Iowa has provided Iowa cities with the power to adopt and implement urban renewal plans through Chapter 403, Urban Renewal Law, Code of Iowa. If a slum, blighted or economic development area or combination of the three, as defined in Section 403.17, Code of Iowa, exists within the municipality, the municipality may designate such an area for urban renewal through the process provided for in Chapter 403. After a comprehensive plan for the municipality has been adopted, the municipality may prepare, adopt, and implement an urban renewal plan for the purpose of rehabilitation, conservation, development,

Space/Development Control Zone” due to the proximity to the Four Mile Creek floodplain. The existing buildings in this area are legal non-conforming structures where additional new development and impervious surface area should be restricted, with improvements limited to rehabilitation that includes appropriate flood-hardening or removal of existing flood prone buildings. Future additional amendments to *Plan DSM* may be identified through the ongoing planning process for the implementation of this Plan.

D. Conformance with the City’s Zoning Requirements

Existing zoning in the urban renewal area (exclusive of the street rights-of-way) is "PUD" Planned Urban Development and "F" Floodway as shown on *Map 3 - Existing Zoning*.

In order to implement the redevelopment proposed by this Plan, the “PUD” Planned Urban Development Concept Plan will need to be amended to show the configuration of the proposed multi-family uses. The portions of the parcels within the “F” Floodway zoning district are not proposed for development.

Possible additional amendments to the Zoning Ordinance may be identified through the ongoing planning process for the implementation of this Plan.

E. Recognized Neighborhood Organizations

The Hilltop Urban Renewal Area is not within an area designated as a “Recognized Neighborhood” by the City Council in Des Moines.

F. Appropriateness for Economic Development

The proposed Hilltop Urban Renewal Area is appropriately zoned and conducive for the development of new multi-family dwellings, or rehabilitation of existing multi-family dwellings serving low-and moderate-income families and individuals. The development area is located on the Hubbell Avenue corridor, a major traffic thoroughfare that is served by mass transit and is proximate to employment centers, schools, commercial, medical, and other services.

The construction of quality new affordable multi-family residential housing stock and the rehabilitation of existing multi-family dwellings would add taxable valuation and promote new housing opportunities for a much-needed housing segment within the City of Des Moines as well as reduce the impacts of known flood hazards. The planning rationale for the designation of the Urban Renewal Area is more specifically addressed in Appendix “C” – Planning Director’s Report.

III. URBAN RENEWAL PLAN ELEMENTS

A. Plan Goals and Objectives

The Hilltop Urban Renewal Area has goals and objectives that are intended to develop quality affordable multi-family housing that enhances the neighborhood.

The goals and objectives of the Hilltop Urban Renewal Area are as follows:

all projects requesting financial assistance through tax increment financing must conform to Plan DSM and undergo review by the Urban Design Review Board.

The criteria to be used by the Board for making recommendations on design shall include but are not limited to:

- Scale, proportion, color, articulation, massing, patterning, setbacks and exterior materials. Permanence and quality of materials and site design, as well as details that add character and define depth are desired.
- How the project promotes an attractive and appealing physical environment.
- Encourage the incorporation of long-term sustainability into site development and building construction, particularly the efficient use of materials and energy in heating, ventilation and cooling system design.
- Encourage the use of low impact development and on-site stormwater management best practices in the Area, and coordinate the evaluation and assessment of natural resources proactively.

D. Financial Condition Report

The urban renewal area will be concurrently designated as a tax increment district. A financial condition report is included as *Attachment C-Financial Condition Report*. Property tax revenues anticipated to result from creation of the district would be available to service any indebtedness incurred in financing actions pursuant to this Plan

IV. URBAN RENEWAL PLAN IMPLEMENTATION

The City of Des Moines will take necessary action to achieve the goals and objectives of the Hilltop Urban Renewal Plan. This will include involvement in the following activities:

A. Continued Planning Efforts

The City shall continue to evaluate the needs of the Area, identifying issues and coordinating a response to these issues. A comprehensive approach will be taken to gathering input from landowners, neighborhoods, businesses and development interests.

B. Technical Assistance

The City may provide technical assistance to landowners and prospective developers where appropriate. The City will work to coordinate efforts related to development proposals, ongoing planning, coordination with other agencies and levels of government, and other activities that will assist with meeting the objectives of this Plan.

C. Funding and Financing: Economic Development Assistance

The City will pursue funding sources required to meet the objectives of this Plan. Sources may include, but are not limited to, loans, grants, general fund expenditures, tax increment financing, special assessments, bond issuance, and participation in state/federal programs.

More specifically, the use of tax increment financing and the review steps and requirements for proposed economic development assistance are specified as follows:

any loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Iowa Code section 403.19.

VI. SEVERABILITY

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, lack of authorization, or unenforceability shall not affect any other provision of this Plan and this Plan shall be construed and implemented as if such provision had never been contained herein.

VII. AMENDMENT OF URBAN RENEWAL PLAN

The City of Des Moines may amend this Plan from time to time in accordance with applicable state and local law. The amendments may include additional objectives, revised land use regulations, revised boundaries, and/or property to be acquired and disposed of for redevelopment.

The City Council shall request public input from, but not limited to designated neighborhood group(s) and City appointed committees as appropriate upon any proposed amendment to this Plan.

Appendix "B"
Legal Description – Hilltop TIF District

Beginning at Northeast corner of Lot 4, Parkside East Plat 1, an Official Plat, said Northeast corner being on the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 79 North, Range 23 West of the 5th P.M.; Thence East along said North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 79 North, Range 23 West of the 5th P.M. to a line that is 330 feet West of and parallel with East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 79 North, Range 23 West of the 5th P.M., said parallel line also being the West line of East 10 Acres of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 79 North, Range 23 West of the 5th P.M., Thence south along said West line of said East 10 Acres to the North Line of Parcel H which is shown in Plat of Survey and recorded in Book 14889 Page 605 at Recorder's Office of Polk County, Iowa; Thence West along said North line to the East line of Parcel I which is also shown in Plat of Survey and recorded in Book 14889 Page 605 at Recorder's Office of Polk County, Iowa; Thence North along said East line to the Southeast corner of Parcel 2018-183 which is shown in Plat of Survey and recorded in Book 17091 Page 39 at Recorder's Office of Polk County, Iowa, also said corner being Northeast corner of said Parcel I; Thence continuing North along the East line of said Parcel 2018-183 to the North line of said Parcel 2018-183; Thence West along said North line to the East line of Lot 3 in said Parkside East Plat 1; Thence North along the East line of Lots 3 and 4 of said Parkside East Plat 1 to the Point of Beginning.



BASIS FOR URBAN RENEWAL

In the State of Iowa, a city may designate an urban renewal area by following the requirements specified in Chapter 403, Code of Iowa, which requires the area to contain one or more of the following conditions:

- Slum and /or blighted conditions
- Economic development area due to its appropriateness for commercial or industrial enterprises, for public improvements related to housing and residential development, or construction of housing and residential development for low- and moderate-income families, including single and multifamily housing

In accordance with the Code of Iowa, it is determined that the Hilltop Urban Renewal Area qualifies as an economic development area upon a finding by the City Council that the area is deemed appropriate for the new construction of housing and residential development for low-and moderate-income families and seniors, and for rehabilitation efforts to existing multi-family housing for low-and moderate-income families.

CONFORMANCE WITH COMPREHENSIVE PLAN

Plan DSM shows the land as Community Mixed Use and Medium Density Residential, and the area is designated as a neighborhood node. To support the proposed new construction of multi-family housing, a land use plan amendment to change from “Medium Density Residential” to

Appendix “D”

Financial Condition Report – Hilltop Urban Renewal Area

The City has, by Ordinance No. _____ passed March 22, 2021 designated the Hilltop Urban Renewal Area as an urban renewal area in which 'Tax Increment Financing,' as defined in Chapter 403, Code of Iowa, may be utilized. The expected financial undertakings and tax increment revenue with regard to this urban renewal area are discussed in this Financial Condition Report.

Introduction

Urban renewal is one of the few ways an Iowa municipality can undertake and financially assist community revitalization and economic development. In Des Moines, especially in the older areas with limited redevelopment opportunities, urban renewal is an important way cities can assist the private sector in the creation and retention of jobs, assist with the creation of affordable housing, and in the development and redevelopment of blighted, vacant and underutilized parcels that would not occur without the City's assistance.

Urban renewal can provide flexibility in phasing development over a long-term period. In Iowa, a city may designate an "urban renewal area" by following the requirements specified in Chapter 403, Code of Iowa, upon finding that the area qualifies for designation as a slum area, a blighted area or an economic development area as those terms are defined in Iowa Code §403.17. The Hilltop Urban Renewal Plan Area was designated by the City as an urban renewal area upon a finding by the City Council that the area was deemed appropriate for construction of housing and residential development for low- and moderate-income families.

As part of the designation of an urban renewal area, the city council must adopt an urban renewal plan. The plan text includes a legal description and map of the area; a description of existing land uses and conditions; the actions the city proposes to undertake in the area such as public improvements, public services, the sale or purchase of property; and any conditions the city may want to impose on the development projects. The Des Moines City Council adopted the original Urban Renewal Plan for the Hilltop Urban Renewal Area on March 22, 2021, by Roll Call No. XX-XXXX. If the city wants to undertake an action not specified in the urban renewal plan, it must adopt the proposed change by an amendment. Before the urban renewal plan or any amendment can be adopted by the city council, notice of a public hearing on the plan or amendment must be published in the newspaper.

In addition, if the urban renewal area uses tax increment financing, a consultation and comment period with other taxing entities is offered prior to the public hearing. This document has been prepared in response to this consultation requirement.

Tax Increment Financing

Tax increment financing ("TIF") is a financing tool that is only available in designated urban renewal areas. It allows the use of a portion of the future property tax revenues of all taxing jurisdictions (the "Tax Increment Revenue") created by an increase in the total assessed value of

The Tax Increment Revenue generated by the assessed value existing on any January 1st is paid and collected in the fiscal year commencing 18 month later.

The following table and graphic represent new and updated information formulated for this amendment.

Assessment Year	Base Valuation	Total Assessed Valuation	New Increment Valuation	TIF Valuation Used	Estimated TIF Revenue Available	Estimated TIF Revenue Used by City	% Valuation Used
2020	424,000	424,000	-	-	-	-	0%
2021	424,000	434,600	10,600	-	-	-	0%
2022	424,000	441,119	17,119	-	-	-	0%
2023	72,015	3,971,999	3,899,984	3,243,284	155,999	129,731	83%
2024	66,735	4,031,579	3,964,844	3,291,933	158,594	131,677	83%
2025	57,803	4,132,368	4,074,565	3,374,231	162,983	134,969	83%
2026	52,310	4,194,354	4,142,044	3,424,845	165,682	136,994	83%
2027	43,018	4,299,213	4,256,195	3,510,466	170,248	140,419	82%
2028	37,303	4,363,701	4,326,398	3,563,123	173,056	142,525	82%
2029	27,636	4,472,794	4,445,157	-	177,806	-	0%
2030	21,691	4,539,885	4,518,195	-	180,728	-	0%
2031	11,633	4,653,383	4,641,750	-	185,670	-	0%
2032	5,447	4,723,183	4,717,736	-	188,709	-	0%
2033	(0)	4,841,263	4,836,247	-	193,450	-	0%
2034	0	4,913,882	4,902,430	-	196,097	-	0%
2035	0	5,036,729	5,014,391	-	200,576	-	0%
2036	(0)	5,112,280	5,083,247	-	203,330	-	0%
2037	0	5,240,087	5,199,728	-	207,989	-	0%
2038	(0)	5,318,688	5,271,364	-	210,855	-	0%
2039	(0)	5,451,655	5,392,549	-	215,702	-	0%
2040	0	5,533,430	5,467,076	-	218,683	-	0%

The graphic below shows the projected property tax revenues and expenditure estimates detailed in the table above. Note: The Tax Increment Revenue generated by the assessed value existing on any January 1st is paid and collected in the fiscal year commencing 18 months later.

Appendix “E”

Approved Economic Development and Redevelopment Projects and Activities

The following listing provides a summary of Economic Development and Redevelopment Projects approved by the Des Moines City Council for receipt of tax increment funding.

Projects marked with “*” have had preliminary terms of agreement approved by the Des Moines City Council. This information is updated when the City Council approves a development agreement.

***Hilltop Housing, LLC**

New construction of a 3-story 42-unit affordable senior apartment building with related amenity spaces, and a 3-story 42-unit affordable family apartment building in accordance with preliminary terms of an Urban Renewal Development Agreement between the City and Hilltop Housing, LLC approved February 22, 2021 by Roll Call No. 21-XXXX. Preliminary terms provide for one-hundred percent (100%) tax increment generated by the Improvements for 6-years.

Map 2 Existing Land Use Map

