

SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT

ORDINANCE NO. 13,579

AN ORDINANCE establishing the Downtown Des Moines Self-Supported Municipal Improvement District pursuant to the provisions of Chapter 386, Code of Iowa; and providing for the establishment of an operation fund and the levy of an annual tax in connection therewith.

WHEREAS, the City of Des Moines is authorized by Chapter 386, Code of Iowa (the "Act") to create a self-supported municipal improvement district in the City, to provide for the existence and operation of such district, to provide for improvements or self-liquidating improvements for such district, and to levy taxes with respect to such district, all as more specifically defined in the Act; and,

WHEREAS, a petition (the "Petition") has been filed with the City Clerk pursuant to the Act petitioning the City Council to create the Downtown Des Moines Self-Supported Municipal Improvement District (the "Proposed District"), to establish an operation fund with respect to the Proposed District, and to levy an annual tax for such fund, all for the purposes of paying the administrative expenses of the Proposed District or paying part or all of the maintenance expenses of improvements or self-liquidating improvements with respect to the Proposed District; and,

WHEREAS, the Petition is in all ways in complete compliance with the provisions of the Act; and,

WHEREAS, on December 8, 1997, by Roll Call No. 97-3932, the City Council received the Petition and referred it to the City Plan and Zoning Commission for review in accordance with the Act; and,

WHEREAS, on December 22, 1997, by Roll Call No. 97-4009 the City Council received the report of the City Plan and Zoning Commission on the merit and feasibility of the Proposed District; and,

WHEREAS, on December 22, 1997, by Roll Call No. 97-4008, the City Council scheduled a public hearing for January 19, 1998, at 5:30 P.M., at which it proposed to take action for the establishment of the Proposed District, and did direct that notice of such hearing be given in accordance with the Act; and,

WHEREAS, notice of the hearing was published in the Des Moines Register on January 5, 1998, and a copy of such notice was mailed by certified mail on January 2, 1998, to all the owners of record of real property located within the Proposed District as shown by the records of the Polk County Auditor, in satisfaction of the notice requirements of the Act; and,

WHEREAS, at the aforementioned time and place, the City Council did meet and hear all owners of property in the Proposed District and residents of the City desiring to express their views with respect to the establishment of the Proposed District; and,

WHEREAS, by Resolution and Roll Call No. 98-201 adopted January 19, 1998, the City Council closed the public hearing on the creation of the Proposed District and found that the Petition and the Proposed District satisfied the applicable requirements imposed by the Act; and,

WHEREAS, more than thirty days has now passed since the public hearing on the creation of the Proposed District was closed, and no petition has been filed with the City Clerk opposing the creation of the Proposed District; NOW THEREFORE,

BE IT ORDAINED, by the City Council of the City of Des Moines, Iowa:

Sec. 1. That in accordance with Iowa Code Chapter 386 and the recitations set out in the Preamble hereof, there is hereby established and created in the City of Des Moines, a self-supported municipal improvement district as defined in the Act, the name of which shall be the "Downtown Des Moines Self-Supported Municipal Improvement District" (herein the "District").

Sec. 2. The District shall include all property within the following described boundaries:

Beginning at the intersection of the centerline of 7th Street and Center Street, said point being approximately 33 feet north and 33 feet west of the northwest corner of Lot 10 Block R Grimmels Add; thence north along the centerline of 7th Street to the centerline of School Street; thence east along the centerline of School Street and the extension of said centerline to the west bank of the Des Moines River; thence southwesterly along the west bank of the river to the easterly extension of the centerline of Center Street; thence east along the extension of said centerline to the east bank of the Des Moines River; thence southwesterly along said east bank to the centerline of East Locust Street; thence east along the centerline of East Locust Street to the centerline of East 2nd Street; thence south along East 2nd Street to the centerline of East Court Avenue; thence west along the centerline of East Court Avenue to the east bank of the Des Moines River; thence south along said east bank to a line which is the easterly extension of the centerline of the east-west alley south of and adjoining Lot 11 Block 35 Fort Des Moines; thence westerly along the centerline of said alley to the intersection with the centerline of 3rd Street; thence south along said centerline to the centerline of the Iowa Interstate Railroad; thence west along the centerline of said railroad to the centerline of 5th Avenue; thence north along the centerline of 5th Avenue to an extension of the centerline of Cherry Street; thence west along the centerline of Cherry Street to the centerline of 9th Street; thence north along the centerline of 9th Street to the centerline of Locust Street; thence west along the centerline of Locust Street to the centerline of 10th Street; thence north and northwest along the centerline of 10th Street and the extension of 10th Street as Methodist Drive to the centerline of 12th Street; thence north along the centerline of 12th Street to the centerline of Keosauqua Way; thence southeast along the centerline of Keosauqua Way to the extension of the centerline of Center Street; thence east along the centerline of Center Street to the centerline of 7th Street, the point and place of the beginning.

Sec. 3. It is hereby found and determined that all of the property within the District is similarly related so that the present and potential use or enjoyment of the property is benefitted by the condition, performance of administration, redevelopment, revitalization and maintenance of the District and the owners of property in the District have a present and potential benefit from the condition, performance of administration, redevelopment, revitalization and maintenance of the District.

Sec. 4. Pursuant to the provisions of the Act, there is hereby established and created a self-supported municipal improvement district operation fund with respect to the District to be known as the "Downtown Des Moines Self-Supported Municipal Improvement District Operation Fund" (herein the "Operation Fund"), for which the City may certify taxes (the "Operation Tax") against the property, as defined in the Act (excluding property assessed as residential property for property tax purposes), within the District (the "Property") each year, in addition to all other taxes, commencing with the levy of taxes for collection in the fiscal year beginning July 1, 1998 and continuing for two (2) additional years for the purposes of paying the administrative expenses of the District, as defined and authorized in the Act or paying part or all of the maintenance expenses of "improvements" or "self-liquidating improvements", as defined in the Act for a period of three (3) years.

Sec. 5. The City may disburse the amounts collected in the Operation Fund, in accordance with the recommendations made to the City Council by the SSMID Board established pursuant to the Petition, for one or more of the following purposes:

- a) Enhanced maintenance and cleaning of public spaces;
- b) Services to enhance the safety of persons and property, including a "Goodwill Ambassador" security program;
- c) Development and management of activities for marketing, business retention and attraction;
- d) Capital or physical improvements; and
- e) Improvement of skywalk system, including maintenance, cleaning and security.

Sec. 6. The rate of the Operation Tax to be levied annually, in addition to all other taxes, as aforesaid, shall not exceed a rate of two dollars (\$2.00) per thousand dollars of taxable value of the Property.

Sec. 7. The invalidity of any section, clause, sentence, or provision of this ordinance shall not affect the validity of any other part of this ordinance, which shall be given effect without such invalid part or parts.

Sec. 8. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Sec. 9. The City Clerk is hereby authorized and directed to cause a certified copy of this ordinance to be recorded in the Office of the Polk County Recorder, and a copy thereof to be filed with the Polk County Auditor.