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Date December 6, 2010

RESOLUTION CLOSING HEARING ON THE PROPOSED
SOUTHSIDE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL PLAN,
AND ADOPTING SAME.

WHEREAS, the proposed Southside Economic Development District Urban Renewal Area contains approximately 913 acres within the area bounded by Army Post Road on the north, SE 14th Street on the east, County Line Road on the south, and SW 9th Street on the west, all as shown on the map attached hereto as Exhibit "A" and more specifically described as follows:

Beginning at a point at the intersection of the South line of Polk County, and the West right-of-way line of SW 9th Street; thence North along the West right-of-way line of SW 9th Street to its intersection with the North right-of-way line of Army Post Road; then east along the North right-of-way line of Army Post Road and continuing along the North right-of-way line of E. Army Post Road to its intersection with the East right-of-way line of SE 14th Street; thence South along the East right-of-way line of SE 14th Street to its intersection with the South line of Polk County; thence West along the South line of Polk County to its intersection with the West right-of-way line of SW 9th Street, being the Point of Beginning, all now include in the City of Des Moines, Polk County, Iowa.

WHEREAS, the City Manager has prepared an urban renewal plan which is titled *Southside Economic Development District Urban Renewal Plan* and is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the *Southside Economic Development District Urban Renewal Plan* (hereinafter referred to as the "Plan") seeks to guide the development of and stimulate private economic investment activities within the Southside Economic Development District through the provision of infrastructure improvements and economic development financial assistance that is provided, in part, with the tax increment revenues generated in the urban renewal area; and,

WHEREAS, on November 8, 2010, by Roll Call No. 10-1839, the City Council resolved that a public hearing on the proposed Plan be held on December 6, 2010, in the City Council Chambers; and,

WHEREAS, the Urban Design Renewal Board reviewed the proposed Plan at its meeting on November 16, 2010, and recommended approval of the Plan; and,

WHEREAS, the City Plan and Zoning Commission reviewed the proposed Plan for conformity with the adopted comprehensive plan for the development of the City as a whole, being

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the Des Moines 2020 Community Character Plan, as revised, at its meeting on December 2, 2010, and made recommendations which were received and filed under a separate resolution; and,

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on November 18, 2010, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Southeast Polk Community School District, Des Moines Area Community College, and Polk County of a consultation meeting in the Kofu Conference Room, at City Hall, at 2:30 p.m. on November 17, 2010; and,

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Southeast Polk Community School District, Des Moines Area Community College, or Polk County for any modification of the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

WHEREAS, the Southside Economic Development Area does not contain any property assessed as agricultural property; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Plan have been given the opportunity to be heard; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the proposed *Southside Economic Development District Urban Renewal Plan* is hereby closed.
2. Upon consideration of the recommendation of the Plan and Zoning Commission and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:
 - a) The proposed Plan conforms to the Des Moines 2020 Community Character Plan, as amended, for the development of the City as a whole.
 - b) The Plan does not provide for the involuntary acquisition of any land by the City, and does not identify any land planned for acquisition. However, property may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.

(continued)

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- c) The City will assist in the relocation of any residents and businesses displaced by public actions undertaken pursuant to the urban renewal project. If the City provides relocation assistance, displaced residents and businesses will be provided with the opportunity to relocate to accommodations which are decent, safe, and sanitary, and within their financial means in accordance with the established City's standard relocation policy unless otherwise required by funding source regulations and any other applicable requirements.


3. The *Urban Renewal Plan for the Southside Economic Development District Urban Renewal Area* is hereby approved and adopted, and shall hereafter be in full force and effect.

4. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder.

(Council Communication No. 10- **730**)

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney
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Exhibits:

- "A" - Map
- "B" - Notice of Hearing

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

 Mayor

CERTIFICATE

I, DIANE RAUH, 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.

 City Clerk

EXHIBIT "A"

