



**Date** March 10, 2014

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED FOURTH  
AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE GUTHRIE  
AVENUE BUSINESS PARK URBAN RENEWAL AREA

WHEREAS, on August 15, 1988, by Roll Call No. 88-4238, the City Council adopted the Urban Renewal Plan for the Guthrie Avenue Business Park Urban Renewal Project, and such Plan has been amended three times (the urban renewal plan as so amended is herein referred to as the "Plan"); and,

WHEREAS, the Guthrie Avenue Business Park Urban Renewal Project Area is bounded on the north by Guthrie Avenue and the north property line of 1800 Guthrie Avenue, on the east by the Union Pacific Railroad, on the south by East Washington Avenue, and on the west by East 17th Street; and,

WHEREAS, the purpose of the proposed Fourth Amendment is to incorporate a description of approved economic development and redevelopment activities within the Urban Renewal Area; to update the Financial Condition Report, and to extend the timeframe of the plan to June 30, 2029; and,

WHEREAS, the Urban Design Review Board may review the proposed amendment at its regular meeting on April 1, 2014, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

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

1. A public hearing shall be held before the City Council to consider the proposed Fourth Amendment to the Plan at 5:00 p.m. on April 7, 2014, in the Council Chambers.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B". Said notice shall be published in the Des Moines Register on March 20, 2014.
3. The proposed Fourth Amendment to the Plan is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County and the Des Moines Area Community College. The consultation meeting shall be held at a time and location to be determined by the City Manager. The City Manager shall cause

( continued )



**Roll Call Number**

**Agenda Item Number**

15

Date March 10, 2014

notice of the consultation meeting and of the public hearing before the City Council, and a copy of the proposed Fourth Amendment to be mailed to each such affected taxing entity.

( Council Communication No. 14- 087 )

MOVED by \_\_\_\_\_ to adopt.

Exhibits: \_\_\_\_\_

"A" - Fourth Amendment

"B" - Notice of Hearing

FORM APPROVED:

Roger K. Brown

Assistant City Attorney

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

**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.

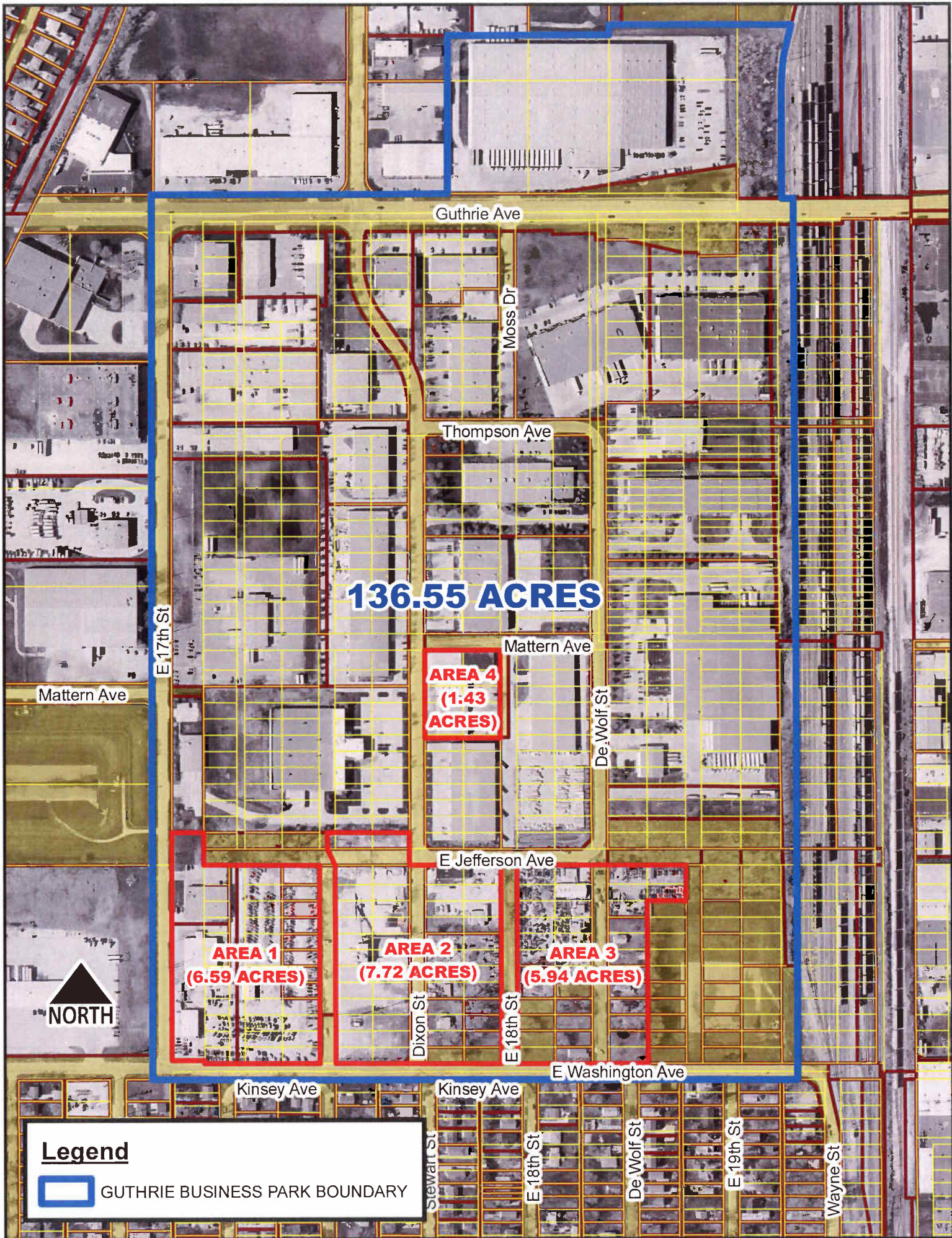
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



**GUTHRIE AVENUE BUSINESS PARK  
LAND ACQUISITION ESTIMATES**

	Address	Tax Parcel	Owner	2013 Assessed Value	Est. FMV	Est. Relo	Est. Demo	Est. Property Maint. Costs	Parcel Totals	COMMENTS
AREA 1	1720 E. Washington Ave.	110/00697-003-002	Do-Da, L.C. (Dale Swift, Owner)	\$320,000	\$690,000	\$120,000	\$75,000	\$2,000	\$887,000	Auto Salvage Use for These Parcels.
		110/00697-005-000		\$8,100		\$0	\$5,000	\$0	\$5,000	
	1730 E. Washington	110/00673-002-000		\$109,000		\$0	\$40,000	\$0	\$40,000	
		110/00677-000-000		\$5,200		\$0	\$5,000	\$0	\$5,000	
	1620 Dixon Street	110/00678-000-000		\$5,200		\$0	\$5,000	\$0	\$5,000	
		110/00682-000-000		\$5,200		\$0	\$5,000	\$0	\$5,000	
	1636 Dixon Street	110/00683-000-000		\$5,200		\$0	\$5,000	\$0	\$5,000	
		110/00684-000-000		\$6,200		\$0	\$5,000	\$0	\$5,000	
	1624 Dixon Street	110/00679-000-000		\$5,200						
		110/00680-000-000		\$5,200						
		110/00681-000-000	\$5,200							
		110/00697-004-001	John McGuiness Co	\$316,000	\$365,000	\$55,000	\$85,000	\$2,000	\$507,000	
<b>Subtotal</b>				<b>\$795,700</b>	<b>\$1,055,000</b>	<b>\$175,000</b>	<b>\$230,000</b>	<b>\$4,000</b>	<b>\$1,464,000</b>	
AREA 2	1645 Dixon Street	110/00636-001-000	Elm Trust	\$115,200	\$170,000	\$50,000	\$30,000	\$2,000	\$252,000	
	1625 Dixon Street	110/00633-002-000	Ronald Houghman	\$60,500	\$117,000	\$80,000	\$25,000	\$2,000	\$224,000	Auto Salvage Use for These Parcels.
	1609 Dixon Street	110/00646-000-000	Charles Botts	\$43,800	\$75,000	\$35,000	\$18,000	\$2,000	\$130,000	Single Family Residential
	No listed address	110/00631-000-000	Ronald Houghman	\$3,900	\$7,500	\$0	\$750	\$0	\$8,250	Auto Salvage Use for These Parcels.
		110/00630-000-000		\$3,900	\$7,500	\$0	\$750	\$0	\$8,250	
		110/00629-000-000		\$3,900	\$7,500	\$0	\$3,500	\$0	\$11,000	
	1626 Dixon	110/00649-003-000	Nuckolls Concrete Services, Inc.	\$414,500	\$575,000	\$500,000	\$275,000	\$2,000	\$1,352,000	Cell Tower Encumbrance on this parcel.
110/00718-001-000		\$18,000		\$25,000	\$0	\$0	\$0	\$25,000		
<b>Subtotal</b>				<b>\$663,700</b>	<b>\$984,500</b>	<b>\$665,000</b>	<b>\$353,000</b>	<b>\$8,000</b>	<b>\$2,010,500</b>	
AREA 3	1636 De Wolf Street	110/00609-001-000	Franklin L. and Janet L. Short	\$63,000	\$150,000	\$200,000	\$65,000	\$2,000	\$417,000	Auto Salvage Use for These Parcels.
	1635 De Wolf Street	110/00596-000-000	Franklin L. and Janet L. Short	\$21,300	\$25,000	\$0	\$45,000	\$0	\$70,000	
	1615 E. 18th Street	110/00622-000-000	James M. and Mary Reed	\$2,900	\$7,500	\$20,000	\$12,000	\$2,000	\$41,500	
		110/00623-000-000		\$2,900	\$7,500	\$0	\$12,000	\$0	\$19,500	
	1604 De Wolf Street	110/00607-000-000	Scott Leff Roth 401k Trust	\$2,200	\$7,500	\$0	\$2,500	\$0	\$10,000	
		110/00605-000-000		\$5,300	\$7,500	\$0	\$1,000	\$0	\$8,500	
	No listed address	110/00606-000-000	Greater DSM Habitat For Humanity, Inc.	\$5,300	\$7,500	\$0	\$1,000	\$0	\$8,500	
	1600 De Wolf Street	110/00604-003-000	Edward and Ramona Graham	\$101,600	\$140,000	\$22,500	\$18,000	\$2,000	\$182,500	Single Family Residential
	1629 De Wolf Street	110/00597-000-000	Mary K. Picray Property Management Trust	\$32,400	\$65,000	\$30,000	\$24,500	\$2,000	\$121,500	Single Family Residential
	1621 De Wolf Street	110/00599-001-000		\$2,300	\$7,500	\$0	\$2,500	\$0	\$10,000	
	1617 De Wolf Street	110/00593-002-000	Franklin L. and Janet L. Short	\$42,000	\$75,000	\$20,000	\$18,000	\$2,000	\$115,000	Single Family Residential
	1615 De Wolf Street	110/00601-000-000	Marisela T. Alvarado	\$30,900	\$65,000	\$20,000	\$18,500	\$2,000	\$105,500	
	1611 De Wolf Street	110/00602-000-000	Greater DSM Habitat For Humanity, Inc.	\$5,600	\$7,500	\$500	\$500	\$2,000	\$10,500	
	No listed address	110/00603-000-000	Curt and Alice T. Wagner	\$8,100	\$15,000	\$500	\$2,000	\$2,000	\$19,500	
	<b>Subtotal</b>				<b>\$262,800</b>	<b>\$437,500</b>	<b>\$113,500</b>	<b>\$157,500</b>	<b>\$14,000</b>	<b>\$1,139,500</b>
AREA 4	1822 E 18th Street	110/00748-000-000	Richard L. Heideman Trust	\$219,000	\$365,000	\$150,000	\$130,000	\$2,000	\$647,000	
	<b>Subtotal</b>				<b>\$219,000</b>	<b>\$365,000</b>	<b>\$150,000</b>	<b>\$130,000</b>	<b>\$2,000</b>	<b>\$647,000</b>
<b>TOTALS</b>				<b>\$1,941,200</b>	<b>\$2,842,000</b>	<b>\$1,103,500</b>	<b>\$870,500</b>	<b>\$28,000</b>	<b>\$5,261,000</b>	