



Date June 22, 2015

SET DATE OF HEARING AND RELATED ACTIONS FOR THE ADOPTION
OF AN URBAN RENEWAL/TAX INCREMENT FINANCE (TIF) PLAN FOR
THE ECHO VALLEY URBAN RENEWAL AREA

WHEREAS, on July 28, 2014, by Roll Call No. 14-1181, the City Council authorized and directed the City staff to negotiate with Coppola Enterprises, Inc., represented by Mike Coppola, on a proposal to redevelop several large tracts of land located south of Echo Valley Drive and west of Fleur Drive, for residential and commercial use, and further directed the City staff to proceed with the preparation of an urban renewal plan and the necessary legislation to establish an urban renewal area encompassing the proposed development; and,

WHEREAS, the City Manager has prepared an urban renewal plan for the area titled *Echo Valley Urban Renewal Plan* (the "Plan") which seeks to encourage private development of this area for high quality commercial and residential use through provision of additional public infrastructure and economic development financial assistance that will be funded in part with tax increment financing revenues generated by the proposed urban renewal area; and,

WHEREAS, the Plan is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the Urban Design Review Board is scheduled to review the Plan at its regular meeting on July 21, 2015, and should be prepared to submit its report and recommendation to the City Council before the date of the public hearing scheduled below; and,

WHEREAS, the City Plan and Zoning Commission is scheduled to review the Plan at its regular meeting on July 16, 2015, and should be prepared to submit its report and recommendation to the City Council before the date of the public hearing scheduled below;
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 Urban Renewal Plan for the Echo Valley Urban Renewal Area at 5:00 p.m. on July 27, 2015.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B" in the Des Moines Register on July 9, 2015, in accordance with Iowa Code Sections 362.3 and 403.5(3).
3. The Plan is hereby submitted to the City Plan and Zoning Commission for its review and recommendation as to the Plan's conformity with the Des Moines 2020 Community

(continued)



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Character Land Use Plan, as revised to date, with said written recommendation requested to be received by the City Council prior to the date of public hearing.

- 4. The proposed urban renewal 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.
5. 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 prior to the date of public hearing at a time and location to be determined by the City Manager in accordance with Iowa Code Section 403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing (Exhibit "B"), and a copy of the proposed urban renewal plan to be mailed to each such affected taxing entity.

(Council Communication No. 15- 327)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown (signature)

Roger K. Brown, Assistant City Attorney
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Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MAHAFFEY, MOORE, TOTAL, MOTION CARRIED, APPROVED.

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.

Mayor

City Clerk