



Date December 19, 2016

SET DATE OF PUBLIC HEARING ON THE FOURTEENTH AMENDMENT
TO THE CENTRAL PLACE INDUSTRIAL PARK REDEVELOPMENT PROGRAM
URBAN RENEWAL PLAN

WHEREAS, on May 20, 1985, by Roll Call No. 85-2388, the City Council of the City of Des Moines approved the Central Place Industrial Park Redevelopment Program Urban Renewal Plan (the "Urban Renewal Plan"), for an area (the "Central Place Urban Renewal Area") bounded on the north and east by the Des Moines River, on the west by 2nd Avenue, and on the south by University Avenue; and,

WHEREAS, by Ordinance No. 10,635 passed May 20, 1985, the City Council concurrently designated the Urban Renewal Area as a tax increment district to provide financial assistance in meeting the goals and objectives of the Urban Renewal Plan; and,

WHEREAS, the purpose of the proposed Fourteenth Amendment to the Urban Renewal Plan, attached hereto as Exhibit "B", is to:

- 1) Update the goals and objectives of the Urban Renewal Plan;
- 2) Amend the development requirements within the Central Place Urban Renewal Area;
- 3) Add a list of urban renewal projects proposed to be undertaken in the Central Place Urban Renewal Area;
- 4) Extend the duration of the Urban Renewal Plan and its redevelopment controls to June 30, 2038;
- 5) Revise and update the maps in the Urban Renewal Plan;
- 6) Revise and update the Financial Conditions report in the Urban Renewal Plan; and,
- 7) Restate the Urban Renewal Plan in its entirety.

WHEREAS, the Urban Design Review Board may review the proposed Fourteenth Amendment to the Urban Renewal Plan at its regular meeting of January 10, 2017, 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 Fourteenth Amendment to the Central Place Industrial Park Redevelopment Program Urban Renewal Plan at 5:00 p.m., on January 23, 2017, in the Richard A. Clark Municipal Service Center at 1551 E. Martin Luther King Jr. Parkway, Des Moines, Iowa.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "A". Said notice shall be published in the Des Moines Register on January 5, 2017.



Roll Call Number

Agenda Item Number

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Date December 19, 2016

- 3. The Proposed Fourteenth Amendment to the Central Place Industrial Park Redevelopment Program 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 prior to the date of the 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 least 14 days 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 Fourteenth Amendment, and a copy of the Notice of Public Hearing to be mailed to each such affected taxing entity.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown
Assistant City Attorney

Exhibits: _____
"A" - Notice of Public Hearing
"B" - Fourteenth Amendment

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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

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Taxpayer: No change
Title of Document: Central Place Industrial Park Redevelopment Program Urban Renewal Plan
Grantor/Grantee: City of Des Moines, Iowa
Legal Description: See Attachment "A" at page , below

**CENTRAL PLACE INDUSTRIAL PARK
REDEVELOPMENT PROGRAM
URBAN RENEWAL PLAN
14th Amendment
(Amended and Restated Plan)
City of Des Moines, Iowa**

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

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I. INTRODUCTION

A. Description of the Central Place Industrial Park Redevelopment Program Urban Renewal Area

The Central Place Industrial Park Redevelopment Program Urban Renewal Area (the “Plan Area” or “Area”) contains approximately 215 acres, and is located just north and east of the downtown area. It is generally bounded by University Avenue on the south, Second Avenue on the west and the Des Moines River on the north and east, as shown on *Map 1 - Plan Boundary*, and as more specifically described in *Attachment A – Legal Description*.

B. Purpose of the Central Place Industrial Park Redevelopment Program Urban Renewal Plan and Amendment

The purpose of the Central Place Industrial Park Redevelopment Program Urban Renewal Plan (the “Plan”) is to formulate and execute a workable program utilizing appropriate private and public resources to develop an industrial park for both existing and future industries in the Plan Area. This program will create an environment within Central Place to protect the health, safety, and general welfare of city residents; preserve existing property values; retain and create employment, and maintain and expand taxable values of property within and adjacent to Central Place.

The Plan, originally adopted in 1985, has been amended 13 times, as summarized below:

<i>Urban Renewal Plan Amendment</i>	<i>Date Approved</i>	<i>Roll Call No.</i>	<i>Recorded at Book/Page</i>
Original Plan	May 20, 1985	Roll Call No. 85-2388	
First Amendment	Jun 23, 1986	Roll Call No. 86-3002	5588/755
Second Amendment	Apr 18, 1988	Roll Call No. 88-1667	5845/176
Third Amendment	Sep 12, 1988	Roll Call No. 88-3983	6101/277
Fourth Amendment	May 22, 1989	Roll Call No. 89-2231	6105/13
Fifth Amendment	Mar 19, 1990	Roll Call No. 90-1162	6216/107
Sixth Amendment	Sep 24, 1990	Roll Call No. 90-4268	6289/893
Seventh Amendment	Mar 18, 1991	Roll Call No. 91-1019	6350/960
Eighth Amendment	Oct 21, 1991	Roll Call No. 91-4508	6452/807
Ninth Amendment	Mar 15, 1993	Roll Call No. 93-966	6740/683
Tenth Amendment	Dec 8, 1997	Roll Call No. 97-3912	7789/678
Eleventh Amendment	Mar 6, 2000	Roll Call No. 00-691	8444/578
Twelfth Amendment	Feb 20, 2006	Roll Call No. 06-46	11517/778
Thirteenth Amendment	Jun 25, 2012	Roll Call No. 12-1032	14339/782

The purpose of this 14th Amendment to the Central Place Industrial Park Redevelopment Program Urban Renewal Plan is to update the goals and objectives of the Plan; amend the development requirements within the Plan Area; revise and update urban renewal projects; extend the Plan and its redevelopment controls from June 30, 2020 to June 30, 2038; revise and update the maps in the Plan; revise and update the Financial Conditions report in the Plan; and restate the Plan in its entirety.

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 Iowa Code Section 403.17 exists within the municipality, the municipality may designate such an area as an urban renewal area through the process provided for in Chapter 403.

A municipality may determine that a proposed urban renewal area is an economic development area if the area is appropriate for development or redevelopment with commercial and industrial enterprises. A municipality may make a determination that a proposed urban renewal area is a blighted area if the area contains a substantial number of slum, deteriorated, or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; or the existence of conditions which endanger life or property by fire and other causes; or any combination of these factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

The Central Place Industrial Park Redevelopment Program Urban Renewal Area qualifies for designation as an urban renewal area on the basis that the Area is a blighted area, appropriate for development or redevelopment with commercial and/or industrial enterprises. This determination was made by the City Council in Roll Call No. 2907 on June 25, 1979 by the Omnibus Urban Renewal Plan Amendment. The Area was also deemed an economic development area on July 25, 1988, as described below. This amendment makes no change to these distinctions.

II. BACKGROUND INFORMATION

A. General Information/History

The City Council adopted a Resolution of Necessity pursuant to Section 403.4 of the Code of Iowa by Roll Call No. 469 on January 31, 1972, declaring the area within this Plan Area to be a slum and blighted area, in an action which added the Plan Area to the original Model Cities boundary as part of the Planned Variations Program. This original declaration of slum and blight was reaffirmed by the Council in Roll Call No. 2907 on June 25, 1979 by the Omnibus Urban Renewal Plan Amendment, which served as the initial urban renewal plan for this Plan Area, as well as a much larger area. On July 25, 1988 in Roll Call No. 88-3304, the Des Moines City Council adopted another Resolution of Necessity declaring that the area encompassed by this Plan to also be an economic development area that is appropriate for commercial and industrial enterprises. The Central Place Industrial Park Redevelopment Program Urban Renewal Plan was adopted on May 20, 1985 as the urban renewal plan for this Plan Area, in an effort to develop an industrial park for existing and future industries.

Commencing in the late 1800's, the Central Place area developed in a haphazard fashion. The area has been zoned for light and heavy industrial uses since the 1920's when zoning was first introduced; however, until 1953, houses could be built in an industrial area. In 1985, there were forty occupied and five vacant houses in Central Place, located amongst industrial uses. In addition to the land use conflicts, new development occurred very slowly due to fragmented property ownership, which made it very difficult for businesses to assemble land into parcels that were adequate in shape and size for contemporary industrial development.

In 1985 when the Original Plan was adopted, about 55% of the Central Place parcels were vacant, grossly underutilized or had non-compatible land uses (contractor and junk storage). A land use survey done at the time found the Area contained 21 vacant or abandoned buildings.

The lack of investment and lack of intensive utilization of property in Central Place was an indication that despite its excellent location and infrastructure improvements, the area was in a state of economic disuse, which prompted the creation and approval of the Central Place Industrial Park Redevelopment Program Urban Renewal Plan in 1985.

Since that time, the Plan has been amended 13 times. Presently, 2 houses remain from the original 45 within the Area.

This Plan is anticipated to provide an ability to acknowledge and work with the variety of conditions, existing uses and opportunities in the Area, providing a unity of purpose to create a thriving and cohesive area.

B. Existing Land Use

The Central Place Industrial Park Redevelopment Program Urban Renewal Area includes commercial, industrial, multi-family residential, single family residential, and public/semi-public uses. These uses are detailed in *Map 2 – Existing Land Use*.

C. Conformance with the City's Comprehensive Land Use Plan

The City of Des Moines' Comprehensive Plan, *Plan DSM* shows the land within the Area as planned for industrial use. *Map 3 – Future Land Use* further details the proposed land uses for the area.

This Plan does not contemplate any specific amendments to the Comprehensive Plan. Possible amendments to the Comprehensive Plan 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 "M-1," Light Industrial as shown on *Map 4 - Existing Zoning*.

This Plan does not contemplate any specific amendments to the Zoning Ordinance. Possible amendments to the Zoning Ordinance may be identified through the ongoing planning process for the implementation of this Plan.

E. Recognized Neighborhood Organizations

The Plan Area is part of the River Bend Neighborhood, which is represented by the River Bend Neighborhood Association, Inc. It is designated as a “Recognized Neighborhood” by the City Council as having met the specified minimum standards of a neighborhood organization and communicates regularly with the City of Des Moines.

F. Recognition of Blight Conditions

As described above in Section II-A, the City Council adopted a Resolution of Necessity pursuant to Chapter 403.4 of the Code of Iowa by Roll Call No. 469 on January 31, 1972, declaring the area encompassed by this Plan Area to be a slum or blighted area within the meaning of Chapter 403.17 of the Code of Iowa. That original declaration of slum and blight was reaffirmed by the City Council in Roll Call No. 2907 on June 25, 1979. The conditions described in the Original Plan still persist.

G. Appropriateness for Economic Development

As described in Section II-A, the Des Moines City Council adopted a Resolution of Necessity declaring that the area encompassed by this Plan to also be an economic development area that is appropriate for commercial and industrial enterprises on July 25, 1988, Roll Call No. 88-3304. Despite the conditions of slum and blight, the Plan Area offers a prime site for future industrial development. The Area is conveniently located just north of downtown. Second Avenue provides easy access for incoming and outgoing truck and car traffic to I-235 to the south and to I-80 to the north. University Avenue, the southern boundary of the Plan Area, is an arterial that eventually merges with State Highway 163, providing easy access to the east and west. A variety of parcel sizes are available to meet the various needs of light industries. The Area is zoned for industrial uses and is designated for industrial land use under the City’s Comprehensive Plan. These characteristics support the designation of the Plan Area as an economic development area appropriate for light industrial enterprises.

III. URBAN RENEWAL PLAN ELEMENTS

A. Plan Goals and Objectives

The primary goal for the Plan is to guide the redevelopment of the Central Place Industrial Park Redevelopment Program Urban Renewal Area, setting objectives that will provide an ability for the Area to benefit from previous investments in public infrastructure, increase the tax base, and provide employment opportunities. These actions may include but are not limited to the following:

1. Preserve and create an environment within the Plan Area which will protect the health, safety, and general welfare of city residents; retain and create employment opportunities; and maintain and expand taxable values of property within and adjacent to Central Place.
2. Eliminate blighting influences within the Plan Area through: a) the acquisition of vacant land, abandoned structures, substandard and obsolescent buildings and incompatible land uses which detract from the functional unity, aesthetic appearance, and economic welfare of this industrial area; b) the establishment of conditions which

will attract new investments; and c) formulation of conditions which will prevent the recurrence of blight and blighting conditions. All acquisition shall be carried out in accordance with the City's Acquisition Policy.

3. Encourage the maintenance and rehabilitation of sound structures in the Plan Area in order to bring them into compliance with all applicable statutes, codes, ordinances, and this Plan.
4. Encourage new industrial redevelopment by the coordination of assemblage and disposition of land in order to create a variety of industrial opportunities.
5. Encourage and facilitate high quality commercial and industrial development within the Plan Area.
6. Ensure that the Plan Area is adequately served with public utilities and other site improvements necessary to support redevelopment requirements.
7. Encourage the incorporation of long term sustainability into site development and building construction, particularly the efficient use of energy in lighting, heating, ventilation and cooling system design.
8. Provide for continuing citizen participation in all phases of the program by supporting the involvement of the Central Place residents and businesses.

B. Public Purpose Activities to be Undertaken

To meet the objectives of this Plan, the City of Des Moines will support development and redevelopment of the Plan Area through, among other things, the following public purpose activities:

1. Provision of technical support in furtherance of this Plan;
2. Preparation of building sites for development and redevelopment purposes through activities that include but are not limited to grading, filling and landscaping;
3. Evaluation of property's potential for development and redevelopment purposes, including but not limited to activities such as appraisals and architectural, engineering and environmental studies;
4. Improvement, installation, construction and reconstruction of streets, utilities, signage, and other public improvements;
5. Enforcement of applicable local, state and federal laws, codes and regulations; and
6. Use of tax increment financing, loans, grants and other appropriate financial tools in support of eligible public and private development and redevelopment efforts.

All public purpose activities shall be conditioned upon and shall meet the restrictions and limitations placed upon the Area by this Plan.

C. Land and Development Requirements

The physical development of the Area will be regulated through the standards and guidelines contained within the City of Des Moines Comprehensive Plan, *Plan DSM*, the City of Des Moines' Zoning Ordinance, the Des Moines Site Plan Regulations, and other applicable local, state and federal codes and ordinances.

In addition, all projects requesting financial assistance through tax increment financing and/or developing or redeveloping upon a disposition lot (land sold or leased by the City) must 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.

In addition, the following regulations, controls, and restrictions shall apply to all disposition lots acquired in connection with this Plan, except as noted. In any case, the most restrictive provisions of the applicable City codes, City ordinances, or this Plan shall apply.

1. All structures shall be erected in such a manner as to maximize the functional value of the parcel while at the same time contributing to the visual appeal of the entire Plan Area.
2. If the total square footage of adjacent disposition lots, or portions of lots is under 16,000 square feet, lots can be sold individually. Adjacent disposition lots shall not be sold individually if the total square footage of all adjacent disposition lots is over 16,000 square feet, unless the City Council determines that such a sale is appropriate for business retention or expansion.
3. Land purchased from the City can be used for the purpose of development/redevelopment only and not for speculation. A conceptual development plan must be approved before property can be conveyed.
4. Development/redevelopment of disposition lots with a total square footage of 16,000 square feet or more must include the construction or expansion of a building upon the contiguous lots. Building lot coverage of at least 25% of the total assembled land area is required. Disposition lot(s) that total less than 16,000 square feet can be purchased and used by an adjacent property owner for allowed ancillary uses (parking, outdoor

storage, etc.) without the construction of a new building or addition to an existing building when part of a business expansion or new construction on an adjacent lot.

5. Any improvements made to adjacent disposition lots with an area total of over 16,000 square feet must be in conformance with the qualifying requirements set forth in the Commercial Construction and Sustainability Design Standards in the Urban Revitalization Plan for the City-wide Urban Revitalization Area, as of the date of the contract for sale of such land. A copy of the Plan is available for inspection in the office of the City Clerk at City Hall. However, when the Commercial Construction and Sustainability Design Standards are applied to industrial buildings which are not seeking tax abatement under the City-wide Urban Revitalization Plan, such design standards shall be applied collectively as a whole and any deficiency in satisfying one or more individual design standards may be offset by an elevated level of compliance with the design standards as a whole.
6. All exterior surfaces below five (5) feet above grade on all sides of the building must be finished with durable materials sufficient to alleviate susceptibility to damage from equipment or vehicles.
7. The facade of all buildings must be finished and maintained in a clean, sound, and attractive manner.
8. All portions of parcels not used for building, parking areas, or storage uses shall be landscaped in a manner to insure attractive redevelopment. The landscape requirements specified within the Site Plan Ordinance and Site Plan/Landscape Policies will be required for all parcels within this Plan Area. The landscaping requirements are intended to enhance redevelopment by providing screening, softening the impact of parking lots and buildings, and adding visual interest. The goals of these landscape requirements are to encourage planting which enhances the visual attractiveness of the site; provide a comprehensive landscape approach which includes foundation plantings, shrubbery and/or trees along street rights-of-way, plantings at street intersections and trees between the street and parking lots; and addresses the view from all public streets.
9. The owner and the tenant shall be jointly and severally responsible for the maintenance of all landscape areas which shall be maintained to present a healthy, neat and orderly appearance at all times and shall be kept free from refuse and debris.
10. All outside storage of materials, equipment (including vehicles intended to be left on the site for more than seventy-two hours), dumpsters and exterior utilities shall be adequately screened as determined by the City. At a minimum, adequate screening is dependent on factors such as the location and type of outside materials and equipment and the relationship of these items to adjacent properties and streets.

Outside storage may not be located in the required front yard setback area. Screening shall consist of an opaque screen of a minimum of six feet in height. All outside storage areas shall be maintained with a durable and dustless surface, be graded and drained to dispose of all surface water accumulation within the area, and be arranged and marked

to provide for orderly and safe loading, parking and storage of vehicles and semi-trailers.

11. Any ownership parcel made up in part of land acquired from the City will be built upon and improved in conformity with the objectives and provisions of this Plan.

D. Financial Condition Report

A financial condition report is included as Attachment C. 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 Central Place Industrial Park Redevelopment Program 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 abatement, 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:

The City believes that the use of tax increment revenues to assist in the financing of new development or redevelopment in the Area is necessary in the public interest to achieve the objectives of this Plan. Without the use of this special financing tool, new investment may not otherwise occur or may occur within other jurisdictions. The use of tax increment financing to spur the development of the Area pursuant to this Plan is expected to provide greater future property tax revenues for the City, Polk County and Des Moines Independent School District, that would otherwise be available if this Plan were not implemented.

Tax increment financing will be used where it is anticipated to provide a long-term payback in overall increased tax base for the City, County and School District. The initial public

investment required to generate new private investment is anticipated to ultimately increase the taxable value of the Area beyond its existing base value.

Tax increment reimbursement may be sought for, among other things, the following costs to the extent they are incurred by the City:

1. Planning and administration of this Plan;
2. Construction of public infrastructure improvements and facilities within the Area;
3. Acquisition, installation, maintenance and replacement of public investments throughout the Area;
4. Acquisition and disposal of property for public improvements and for private development and redevelopment;
5. The development or redevelopment of buildings or facilities within the Area to be occupied by qualifying entities;
6. Loans or grants to qualified industries and businesses, including debt service payments on any bonds issued to finance such loans or grants, for purposes of expanding the business or activity, or other qualifying loan programs established in support of this Plan; and
7. Providing the matching share for a variety of local, state and federal grants and loans.

D. Preparation of Land for Development or Redevelopment

The City will undertake a variety of actions to help prepare land for development or redevelopment which may include:

1. Acquisition of properties. Specific properties to be acquired are designated on *Map 6-Voluntary Acquisition Lots*. Property may be acquired in the project area for the following purposes:
 - a. To remove buildings which are structurally substandard;
 - b. To remove uses or buildings which are exerting a blighting influence on the area due to incompatible land use relationships; buildings which are obsolete by virtue of location, size, design, damage, mechanical or electrical systems, or other features which inhibit their effective and economic use or which deter achievement of plan objectives; or similar situations;
 - c. To remove conditions of platting or other conditions of land ownership which inhibit assembly and sound development;
 - d. To assemble open, vacant or underutilized land to accommodate new development;

- e. To overcome problems of varied ownership, economic disuse, unsuitable topography and/or faulty layouts;
 - f. To provide sites and rights-of-way required to accommodate needed public improvements or facilities and to assure adequate design of such facilities;
 - g. To assure conformance of property to the urban renewal plan, property rehabilitation standards and/or local codes or ordinances.
2. Site preparation. The City may clear property of structures and other improvements in preparation for redevelopment. The City may also undertake other related activities, such as environmental testing and remediation, to facilitate development.
 3. Development Agreements. The City may enter into agreements with owners of existing structures for specified demolition, new improvement, and/or maintenance of commercial and industrial structures determined feasible for rehabilitation in accordance with Plan objectives.
 4. Solicit proposals. The City may advertise for and solicit development proposals, negotiate with prospective developers and dispose of all or a portion of the rights to property to public or private agents for the purpose of redevelopment in accordance with the objectives of this plan. Specific properties to be disposed of are identified in May 5- Disposition Lots.
 5. Land subdivision. The City may subdivide, vacate, resubdivide, or otherwise change the recorded arrangement of property under its control to accomplish the objectives of this Plan.
 6. Relocation. The City anticipates no relocation needs, but if such occur, the City will comply with the City's relocation policy and any applicable state or federal laws governing the relocation of persons displaced from the Area as a result of urban renewal projects undertaken pursuant to this Plan. The City may assist in the relocation of residents and businesses displaced by public action. If the City provides relocation assistance, displaced residents and businesses may be provided with the opportunity of relocation to accommodations which are decent, safe, sanitary, and within their financial means in accordance with established relocation practices.

E. Responsibility of Developers

Developers/redevelopers shall work with the City to coordinate the realization of the intent of this Plan in compliance with the City's Comprehensive Plan. When land acquisition is involved, the City will seek to assure compliance with the Plan by contractual agreement. Developers shall not purchase disposition lots for speculation purposes.

F. Use of Tax Increment Revenues

The City may as part of its action to carry out this Plan engage in economic development activities within the Plan Area pursuant to Iowa Code Chapter 15A for the creation of new jobs and income, and for the retention of existing jobs and income that would otherwise be lost, when such economic development activities are found by the City Council to further

the objectives of this Plan. The City may solicit and or package such economic development activity proposals in the form of direct financial assistance through grants or loans.

The City may as part of its action to carry out this Plan engage in the extension of public utilities (sanitary sewer, water, stormwater management systems, construction and rehabilitation of streets, green infrastructure, provision for pedestrian access and connection to sidewalks and recreation trails, public signage, and corridor beautification, including landscape and hardscape elements) in the Area, and work with landowners and developers in accordance with the Statewide Urban Design Standards and Specifications (SUDAS) on uniform construction and installation of public improvements in furtherance of the objectives of this Plan.

The City may use tax increment financing to purchase private property shown on *Map 6 – Voluntary Acquisition Lots*, but only if the property owners are willing sellers. The City reserves the ability to negotiate what will be in the best interest of the community and in furtherance of this Plan, while working with property owners, developers, neighborhood organizations or their designees to facilitate development and redevelopment projects.

See specific projects listed in *Attachment B – Proposed Projects*.

V. DURATION OF URBAN RENEWAL PLAN

The regulations and controls contained in this Plan shall be maintained and continued in effect until June 30, 2038.

VI. SEVERABILITY

In the event one or more provisions contained in this 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 APPROVED URBAN RENEWAL PLAN

This Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Iowa Code Chapter 403. Any change effecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

Attachment A - Legal Description
Central Place Industrial Park Redevelopment Program Urban Renewal Area

Beginning at the intersection of the South right-of-way line of University Avenue and the West right-of-way line of Second Avenue; thence northerly along the West right-of-way line of Second Avenue to the center line of the Des Moines River; thence southeasterly along the center line of the Des Moines River to the South right-of-way line of University Avenue; thence westerly along the South right-of-way line of University Avenue to the point of beginning, all now included in and forming a part of the City of Des Moines Polk County, Iowa.

Attachment B – Proposed Projects

Central Place Industrial Park Redevelopment Program Urban Renewal Plan

Public Improvement Projects

This Plan anticipates the possible construction of the following public improvements using tax increment revenues for all or some part of the estimated costs. This Plan identifies that tax increment can be used for the projects listed below, but not that it will be used. All expenditures for projects listed below must be approved by the City Council through separate action.

Project	Location	Description	Estimated Cost	Time Frame
2 nd Avenue Reconstruction	2 nd Ave, University Ave to the Des Moines River	Reconstruction of 2 nd Avenue (~4500')	\$3,750,000 – \$5,000,000	2018-2038
Maine Street Reconstruction	Maine St, University Ave to Indiana Ave	Reconstruction of Maine St (~650')	\$250,000 - \$500,000	2018-2038
Signage	Business park signage at: <ul style="list-style-type: none"> • SW corner of 2nd/Jefferson • N side of University, between Ohio and Illinois 	Maintenance of two existing public monument signs	\$20,000-\$40,000	2017-2038
Marketing	City-owned parcels: See Map 5 – Disposition Lots	Creation and posting of “For Sale” signs; marketing activities	Up to \$5,000 annually	Ongoing
Property Preparation/Maintenance	City-owned parcels: See Map 5 – Disposition Lots	Mowing, clearing, studies, surveys, appraisals, etc.	Up to \$10,000 annually	Ongoing

Private Development and Redevelopment Activities

None planned at this time.

Voluntary Acquisition Program

As part of this Plan, a voluntary acquisition program is hereby created, whereby the City may spend up to \$1 million to be reimbursed from future tax increment revenue dollars to purchase any of the property shown on *Map 6 – Voluntary Acquisition Lots*, as such property becomes available for sale.

Attachment C – Financial Condition Report

Central Place Industrial Park Redevelopment Program Urban Renewal Area

The City Council adopted a Resolution of Necessity pursuant to Section 403.4 of the Code of Iowa by Roll Call No. 469 on January 31, 1972, declaring the area within this Plan Area to be a slum and blighted area, in an action which added the Plan Area to the original Model Cities boundary as part of the Planned Variations Program. This original declaration of slum and blight was reaffirmed by the Council in Roll Call No. 2907 on June 25, 1979 by the Omnibus Urban Renewal Plan Amendment. On July 25, 1988 by Roll Call No. 88-3304, the Des Moines City Council adopted another Resolution of Necessity declaring that the area encompassed by this Plan to also be an economic development area that is appropriate for commercial and industrial enterprises. The Central Place Industrial Park Redevelopment Program Urban Renewal Plan was adopted on May 20, 1985 in an effort to develop an industrial park for existing and future industries. 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 and in the development and redevelopment of blighted, vacant and underutilized parcels that would not occur without the City's assistance.

As part of the designation of an urban renewal area, the city council must adopt an urban renewal plan. That plan is referred to in this report as the "Central Place Industrial Park Redevelopment Program 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. If the city wants to undertake an action not specified in the urban renewal plan, it must adopt the proposed change by an amendment to the urban renewal plan. 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 for amendment of the Urban Renewal Plan for the Central Place Industrial Park Redevelopment Program Neighborhood Urban Renewal Area.

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 all the taxable property within the urban renewal area, to be used to fund obligations incurred by the city in implementing the urban renewal plan.

The Tax Increment Revenue can only be used for the activities or items authorized in the urban renewal plan. If the Tax Increment Revenue is not used to pay eligible expenses incurred in the implementation of the urban renewal plan, the revenue is released back to general revenues of the local taxing jurisdictions. On March 24, 1997, the Des Moines City Council adopted a policy that commencing in FY1997/98, the City will use, and has used, no more than 75% of the total annual Tax Increment Revenues generated by all urban renewal areas. This assures that the local taxing entities receive the benefit of at least 25% any future growth in the valuation of taxable properties in the urban renewal areas utilizing tax increment financing.

Current TIF Bonding and Outstanding Indebtedness

Overall, as of December 31, 2016, the City of Des Moines has approximately \$428 million in general obligation debt. Of this debt, approximately \$89 million is being serviced with Tax Increment Revenues from various urban renewal areas. The State of Iowa Constitutional debt-limit for general debt obligations by the City of Des Moines is approximately \$570 million. The Central Place Industrial Park Redevelopment Program Urban Renewal Plan Area does not have any outstanding debt arising from the issuance of tax increment notes or bonds.

Property Tax Assessments and Revenues

The base assessed value used to calculate the Tax Increment Revenue for the Central Place Industrial Park Redevelopment Program Neighborhood Urban Renewal Area is approximately \$60.8 million. The total taxable value of all property within the Urban Renewal area as of January 1, 2015, is approximately \$115.7 million, resulting in a new increment valuation of approximately \$54.9 million, which could have generated a maximum Tax Increment Revenue of approximately \$2.2 million in FY2016/17. No revenues were certified for FY2016/17 in the Accent Neighborhood Urban Renewal Area and all of the increment was released to all local taxing entities.

Future Financial Condition

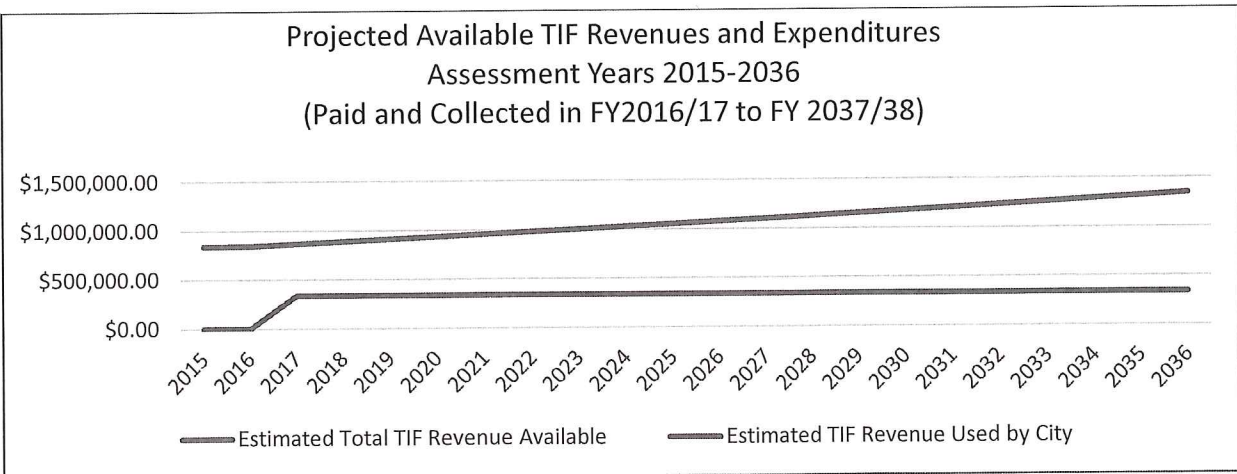
Shown below is a table that projects estimated increment valuations in the Central Place Industrial Park Redevelopment Program Urban Renewal Plan Area. In this Financial Condition Report, the estimated Tax Increment Financing valuation used is based on a property tax levy rate of \$40 / \$1,000. This levy rate reflects the tax levy rate after subtracting payment of the 'protected debt levies' (various levies not subject to allocation to Tax Increment Revenue.)

The revenue projections shown are based on increases in property tax revenues conservatively estimated with an annual growth rate of 1.5%. 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. The "TIF Valuation Used" in the financial projection below is an estimate for anticipated street reconstruction projects, signage upgrades and needed property maintenance at a total estimated cost of \$5 million.

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

Assessment January 1st of	Base Valuation	Total Assessed Valuation	New Increment Valuation	TIF Valuation Used	% Valuation Used
2015	15,140,280	36,243,330	21,103,050	-	0%
2016	15,140,280	36,263,530	21,123,250	-	0%
2017	15,140,280	36,807,483	21,667,203	8,401,950	39%
2018	15,140,280	37,359,595	22,219,315	8,401,950	38%
2019	15,140,280	37,919,989	22,779,709	8,401,950	37%
2020	15,140,280	38,488,789	23,348,509	8,401,950	36%
2021	15,140,280	39,066,121	23,925,841	8,401,950	35%
2022	15,140,280	39,652,113	24,511,833	8,401,950	34%
2023	15,140,280	40,246,894	25,106,614	8,401,950	33%
2024	15,140,280	40,850,598	25,710,318	8,401,950	33%
2025	15,140,280	41,463,357	26,323,077	8,401,950	32%
2026	15,140,280	42,085,307	26,945,027	8,401,950	31%
2027	15,140,280	42,716,587	27,576,307	8,401,950	30%
2028	15,140,280	43,357,335	28,217,055	8,401,950	30%
2029	15,140,280	44,007,695	28,867,415	8,401,950	29%
2030	15,140,280	44,667,811	29,527,531	8,401,950	28%
2031	15,140,280	45,337,828	30,197,548	8,401,950	28%
2032	15,140,280	46,017,895	30,877,615	8,401,950	27%
2033	15,140,280	46,708,164	31,567,884	8,401,950	27%
2033	15,140,280	47,408,786	32,268,506	8,401,950	26%
2033	15,140,280	48,119,918	32,979,638	8,401,950	25%
2033	15,140,280	48,841,717	33,701,437	8,401,950	25%

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 month later.



This information will change as future projects, subject to the urban renewal amendment process with the individual review of each amendment and projects by the City Council and other authorities as directed by the Code of Iowa, are approved.

Central Place Industrial Park Redevelopment Program Urban Renewal Area

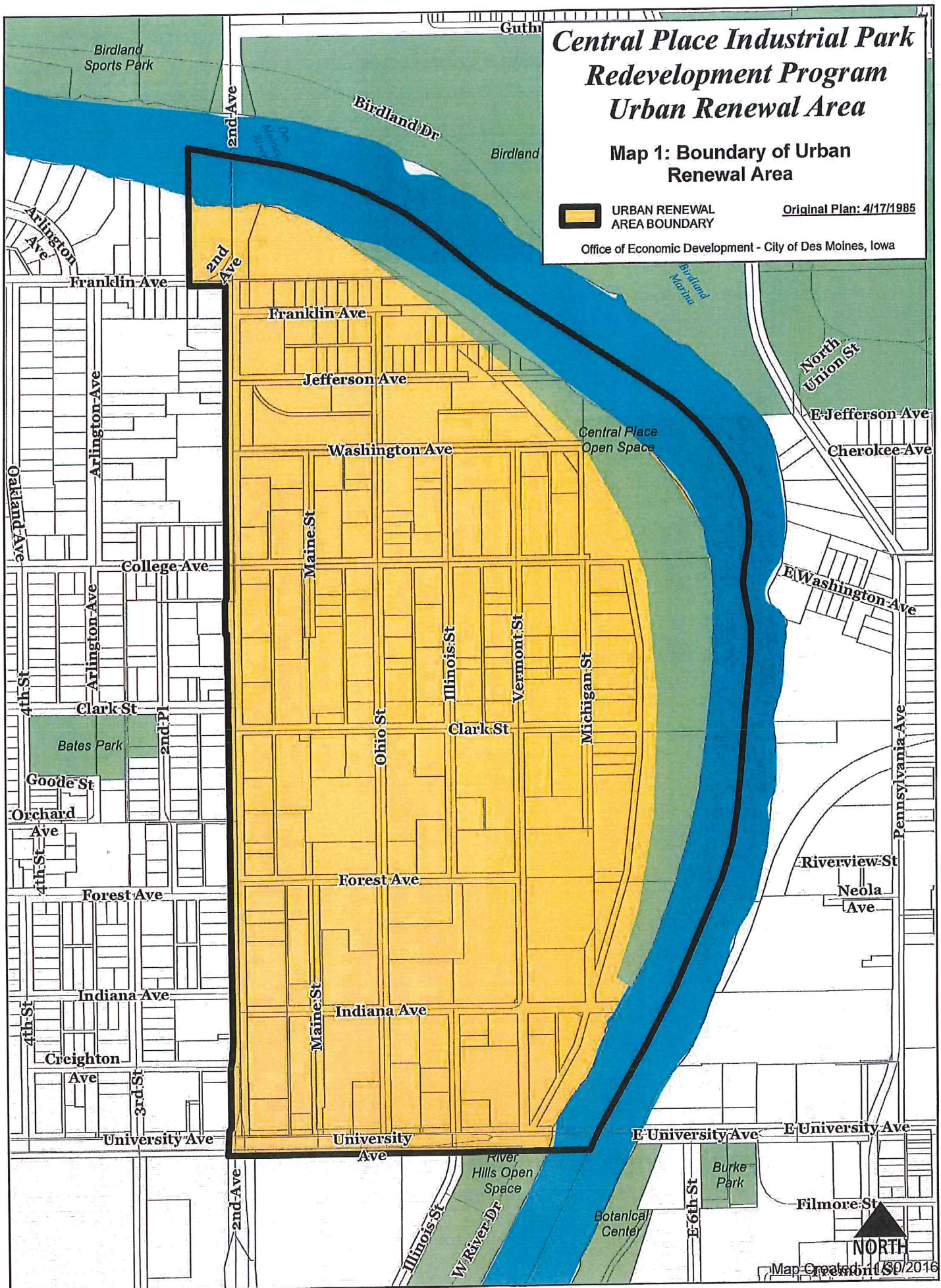
Map 1: Boundary of Urban Renewal Area



URBAN RENEWAL
AREA BOUNDARY

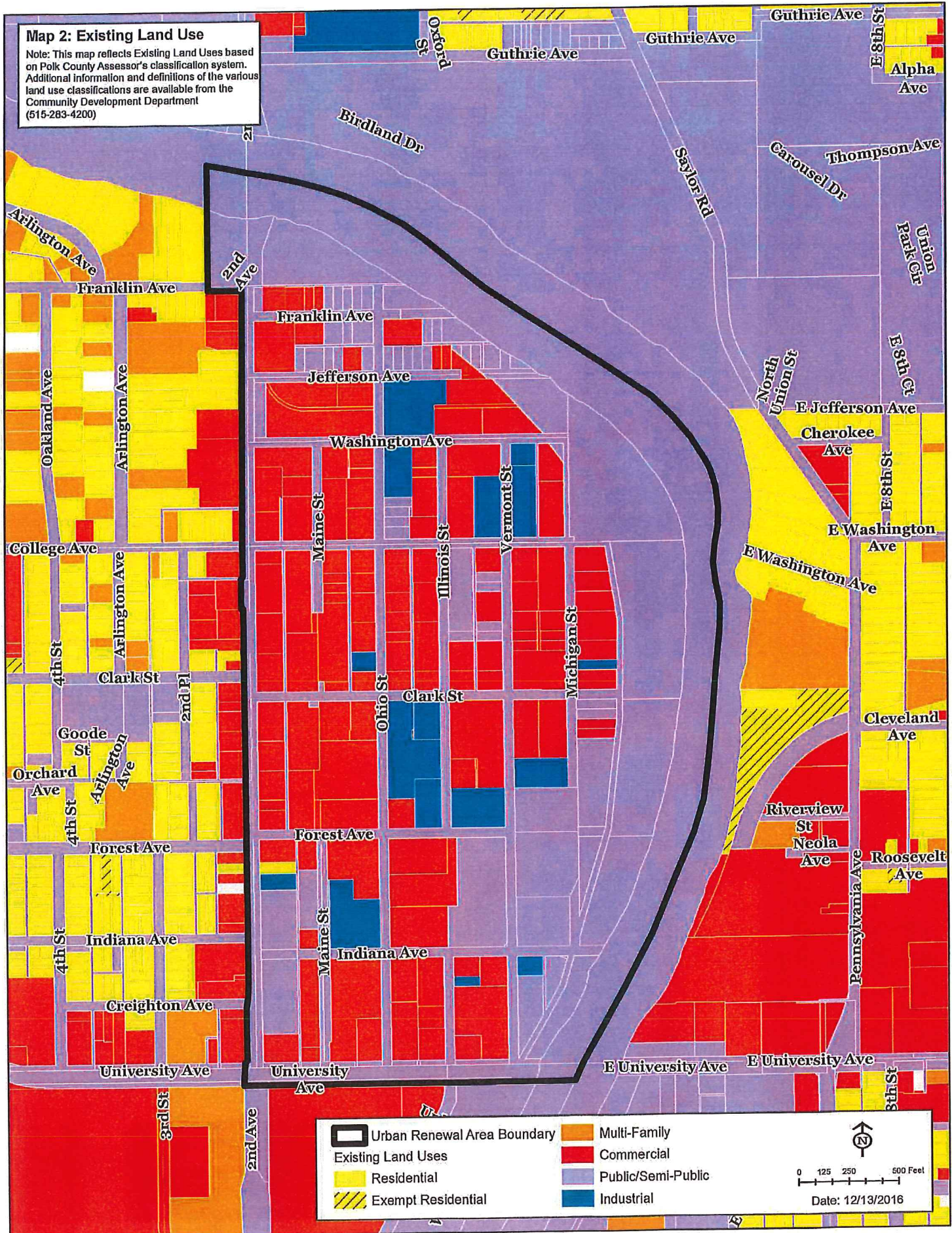
Original Plan: 4/17/1985

Office of Economic Development - City of Des Moines, Iowa



Central Place Industrial Redevelopment Program Urban Renewal Area

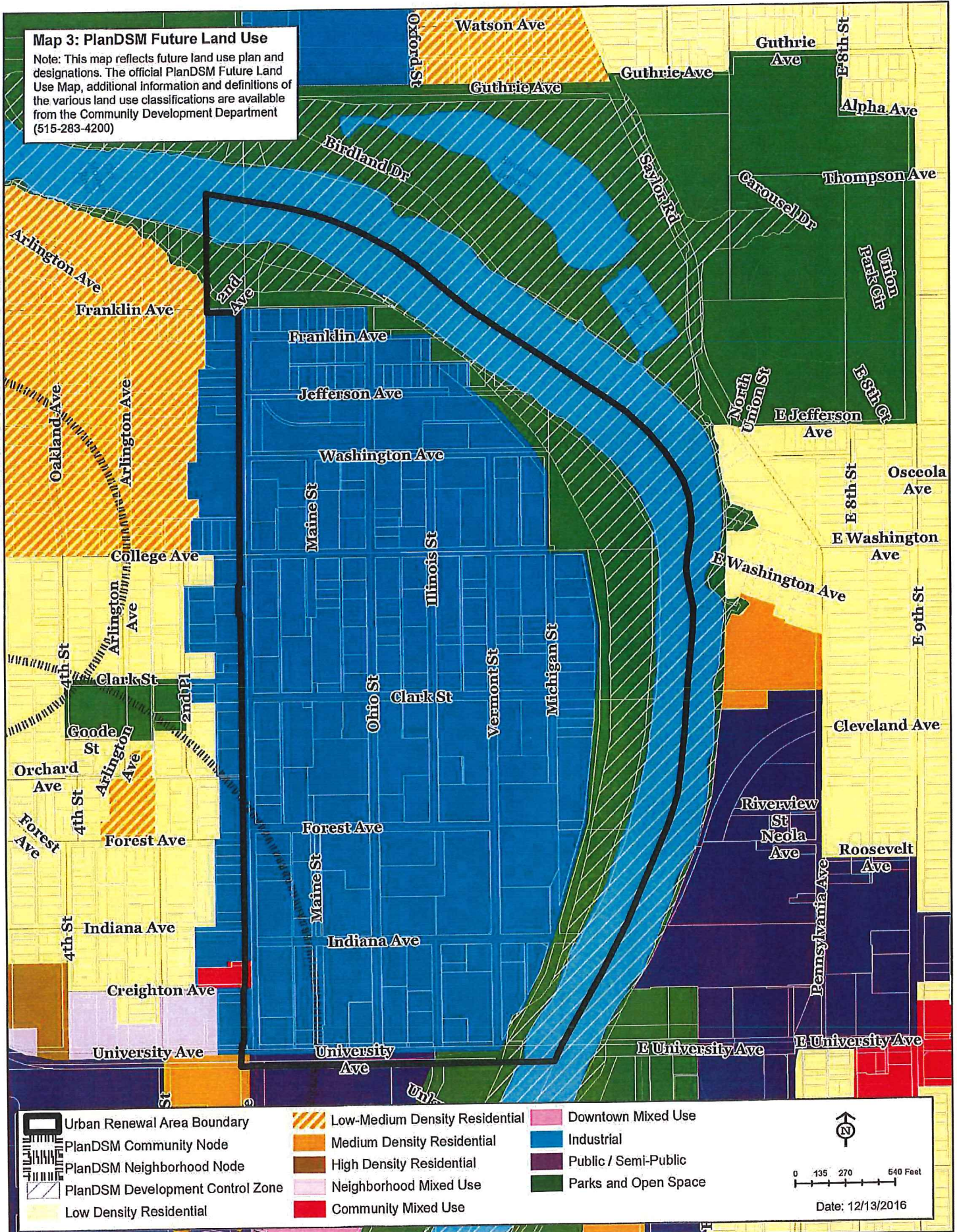
Map 2: Existing Land Use
 Note: This map reflects Existing Land Uses based on Polk County Assessor's classification system. Additional information and definitions of the various land use classifications are available from the Community Development Department (515-283-4200)



Central Place Industrial Park Redevelopment Program Urban Renewal Area

Map 3: PlanDSM Future Land Use

Note: This map reflects future land use plan and designations. The official PlanDSM Future Land Use Map, additional information and definitions of the various land use classifications are available from the Community Development Department (515-283-4200)



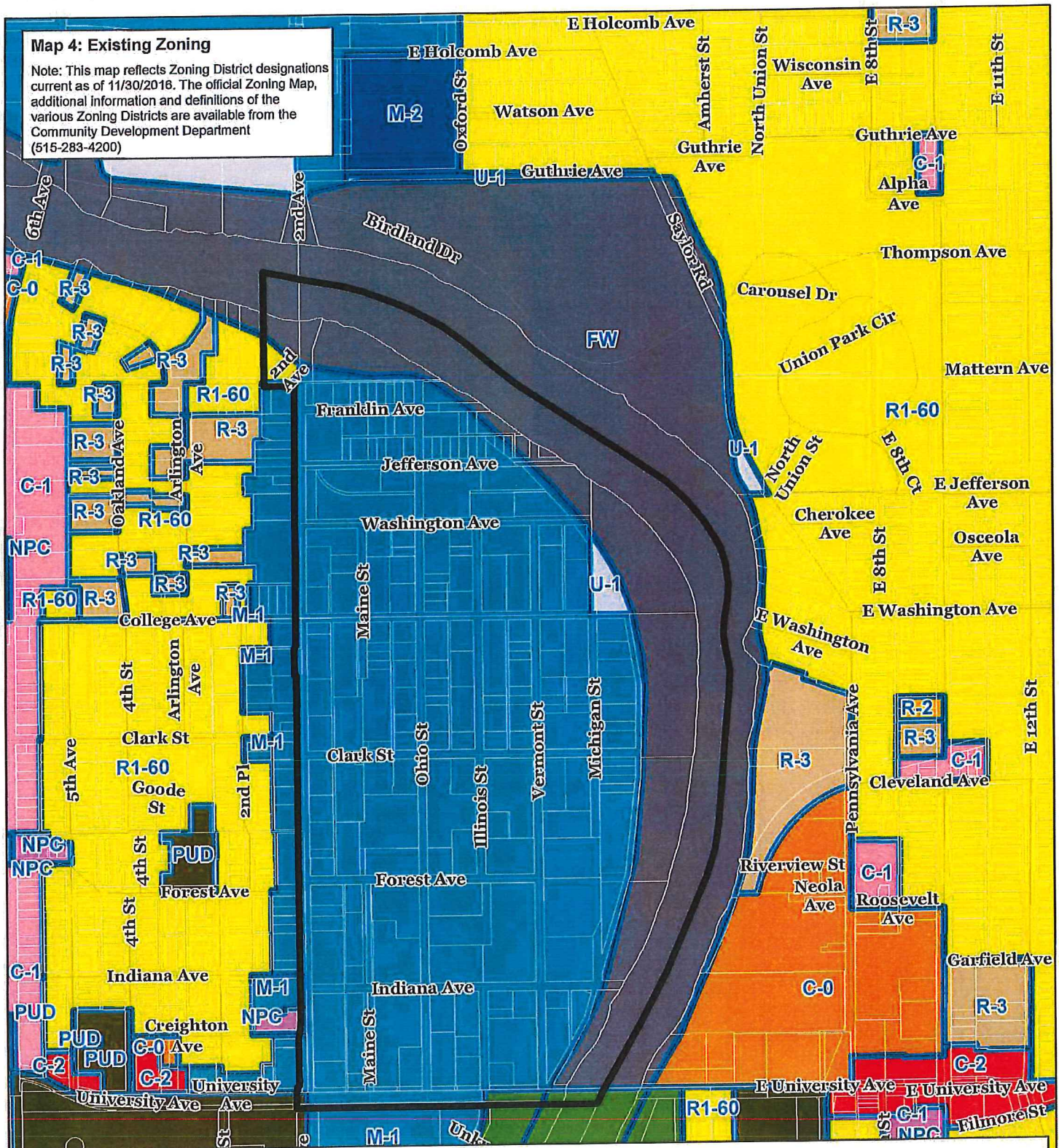
0 135 270 540 Feet

Date: 12/13/2016

Central Place Industrial Park Redevelopment Program Urban Renewal Area

Map 4: Existing Zoning

Note: This map reflects Zoning District designations current as of 11/30/2016. The official Zoning Map, additional information and definitions of the various Zoning Districts are available from the Community Development Department (515-283-4200)

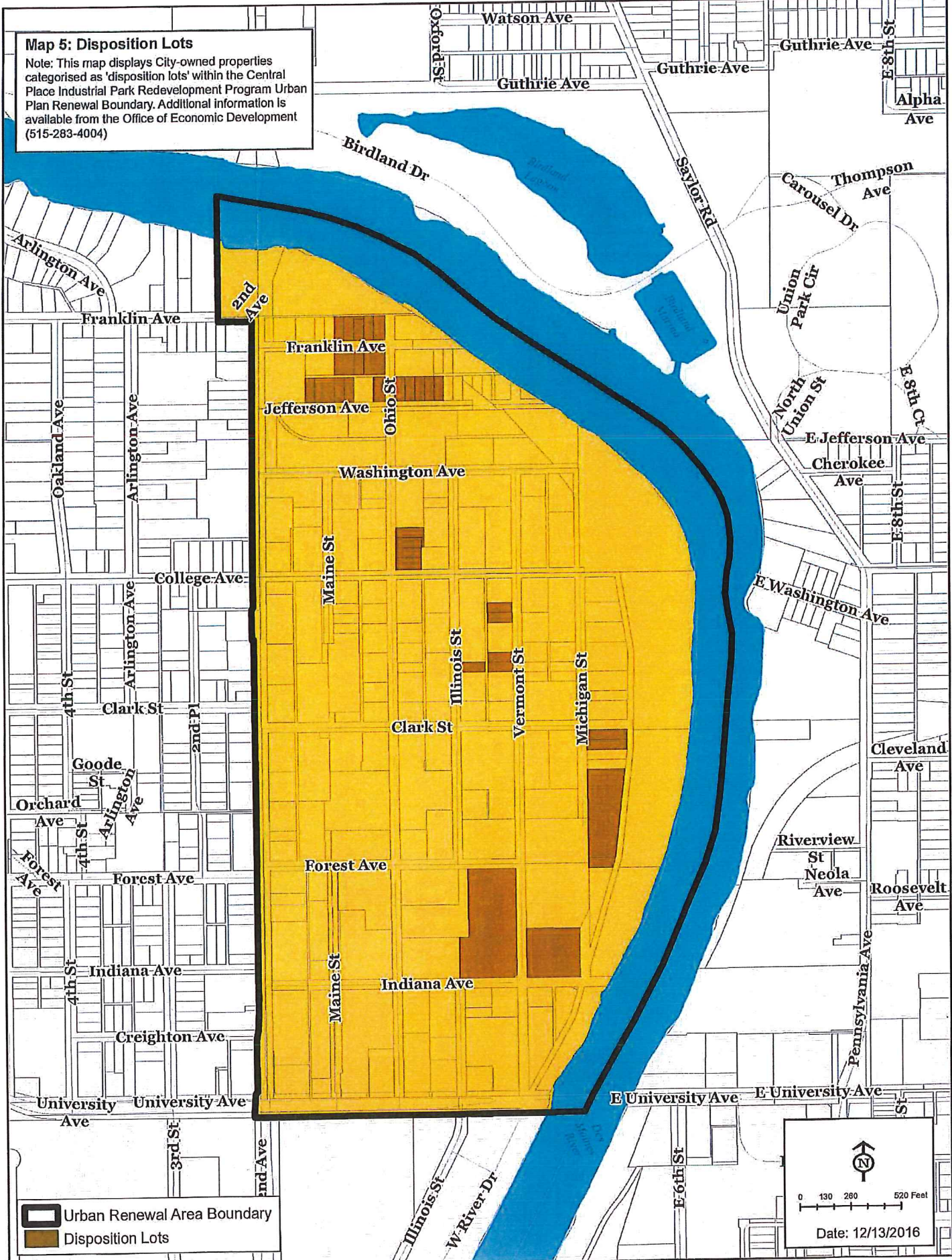


Urban Renewal Area Boundary	M-2, Heavy Industrial
Zoning Districts	NPC, Neighborhood Pedestrian Commercial
C-0, Commercial-Residential	PUD, Planned Unit Development
C-1, Neighborhood Retail Commercial	R-2, One- and Two-Family Residential
C-2, General Retail and Highway-Oriented Commercial	R-3, Multiple-Family Residential
D-R, Downtown Riverfront District	R1-60, One-Family Low-Density Residential
FW, Floodway	U-1, Floodplain
M-1, Light Industrial	


Date: 12/13/2016

Central Place Industrial Park Redevelopment Program Urban Renewal Area

Map 5: Disposition Lots
 Note: This map displays City-owned properties categorised as 'disposition lots' within the Central Place Industrial Park Redevelopment Program Urban Renewal Boundary. Additional information is available from the Office of Economic Development (515-283-4004)

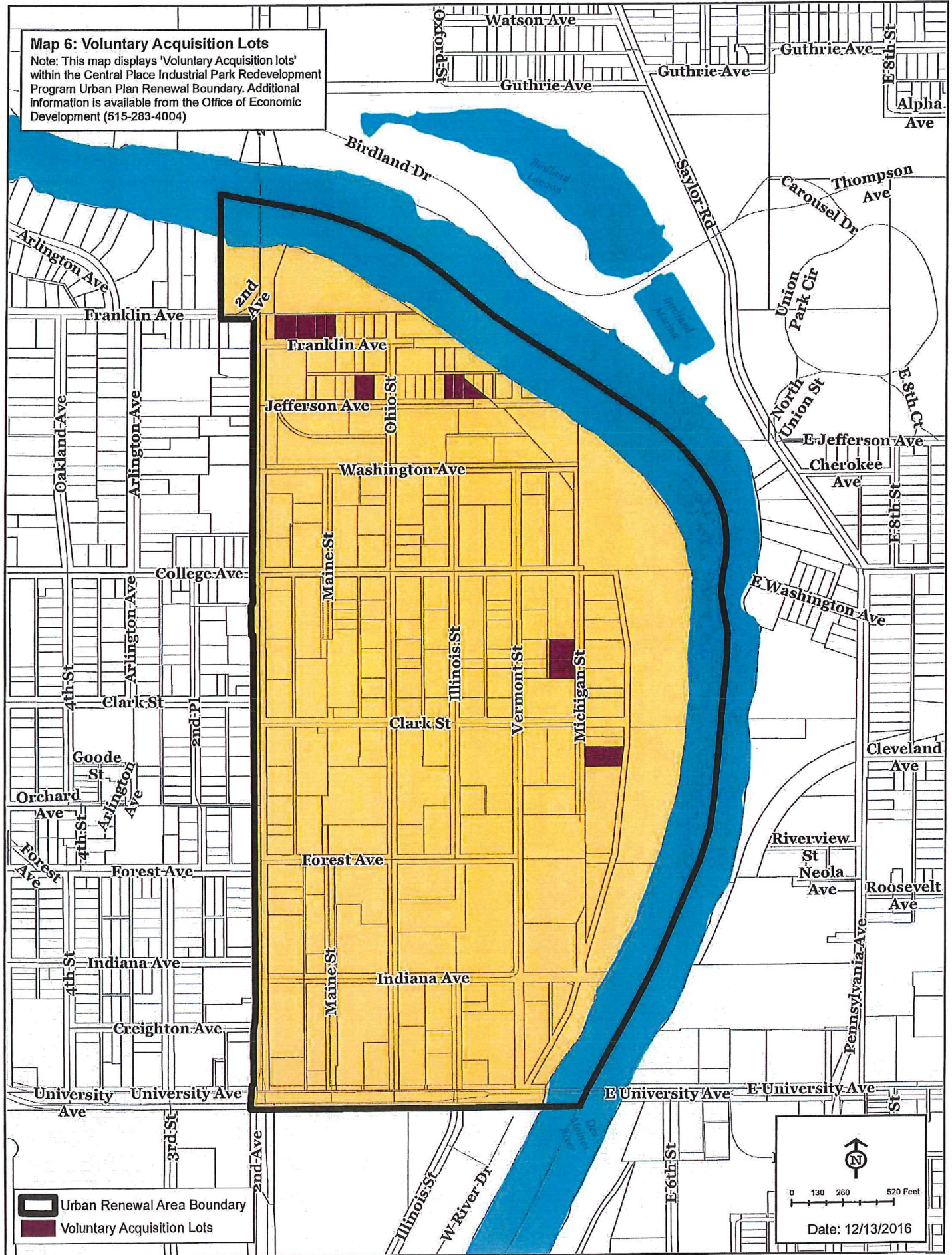


Urban Renewal Area Boundary
 Disposition Lots



 0 130 260 520 Feet
 Date: 12/13/2016

Central Place Industrial Park Redevelopment Program Urban Renewal Area

Map 6: Voluntary Acquisition Lots
 Note: This map displays 'Voluntary Acquisition lots' within the Central Place Industrial Park Redevelopment Program Urban Plan Renewal Boundary. Additional information is available from the Office of Economic Development (515-283-4004)



Urban Renewal Area Boundary
 Voluntary Acquisition Lots


 0 130 260 520 Feet
 Date: 12/13/2016