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Date October 22, 2018

**RESOLUTION OF NECESSITY FOR THE
SOUTHWEST GATEWAY URBAN RENEWAL AREA**

WHEREAS, the proposed Southwest Gateway Urban Renewal Area contains approximately 45.5 acres extending north of and including the SW McKinley Avenue and Veterans Parkway rights-of-way and extending east from the shared boundary line between the cities of Des Moines and West Des Moines as illustrated in Map "A" and more specifically described as follows:

Beginning at the intersection of the Centerline of Section 26, Township 78 North, Range 25 West of the 5th P.M. and the Westerly Extension of the South line of the North 17.0 feet of Lot 1, Corrigan Place, an Official Plat; Thence East along said Westerly Extension and continuing along said South line to the East line of said Lot 1; Thence S $68^{\circ}24.5'0''E$, 86.3 feet to a point on the East line of Lot 2 in Said Corrigan Place; Thence continuing S $68^{\circ}24.5'0''E$, 4.2 feet; Thence Northeasterly along a straight line to the Southwest corner of the North 27.0 feet of the East 50.0 feet of Lot 4, Green Hills Plat One, an Official Plat; Thence East along a line that is 27.0 feet South of and parallel with the North line of Lots 4 and 3 in said Green Hills Plat One, to the East line of the West 75.0 feet of said Lot 3; Thence North along said East line of the West 75.0 feet of said Lot 3 to the South line of the North 17.0 feet of said Lot 3; Thence East along said South line to the East line of the West 200.0 feet of said Lot 3; Thence North along said East line of the West 200.0 feet of said Lot 3 to the South Line of Lot A in said Green Hills Plat One, said South line also being the South line of the Southwest McKinley Avenue Right of Way; Thence East along said South line of said Lot A to the East line of said Lot A; Thence North along said East line to the Northeast corner of said Lot A; Thence continuing North along the East line of Lot B of Airport Industrial Park Plat 1, an official plat, to the Northeast corner of said Lot B; Thence continuing North along the East line of Parcel B, Said Parcel B is recorded in Book 10629 Page 68 at the Polk County of Iowa Recorder's office, to the most Southeasterly corner of Parcel A, said Parcel A is recorded in Book 10629 Page 68 at the Polk County of Iowa Recorder's office; Thence continuing North along the East line of said Parcel A to the North corner of said Parcel A; Thence Southwest along the Northwesterly line of said Parcel A, to the Northerly line of the Road Easement (c) on Final Plat for Airport Industrial Park Plat 2, an official plat, and recorded in Book 12726 page 241 at the Polk County, Iowa Recorder's Office; Thence Northwesterly along said Northerly Line of said Road Easement (c) and continuing along the Northerly line of the Stanton Avenue Right of Way to the East line of the southwest 63rd Street right of way; Thence N $90^{\circ}0'0''W$ to the Centerline of Section 23, Township 78 North, Range 25 West of the 5th P.M. and continuing along the Centerline of Section 26, Township 78 North, Range 25 West of the 5th P.M. to Point of Beginning.

WHEREAS, for the reasons set forth in the accompanying report from the Planning Administrator, the proposed Southwest Gateway Urban Renewal Area qualifies for designation as an urban renewal area on the basis that it is an economic development area appropriate for the development of commercial and light industrial enterprises.

(continued)

Date October 22, 2018

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

1. The following findings are hereby made and adopted:
 - a) The Southwest Gateway Urban Renewal Area constitutes an economic development area appropriate for commercial and light industrial enterprises.
 - b) That the development of the Southwest Gateway Urban Renewal Area for commercial and light industrial uses is necessary in the interest of the public health, safety, and welfare of the residents of the City of Des Moines.
2. This roll call shall serve as the resolution of necessity as required by Iowa Code Section 403.4.

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown,
 Assistant City Attorney

Attachments

Map A: Plan Boundary
 Appendix B – Planning Administrator's Report

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

 Mayor

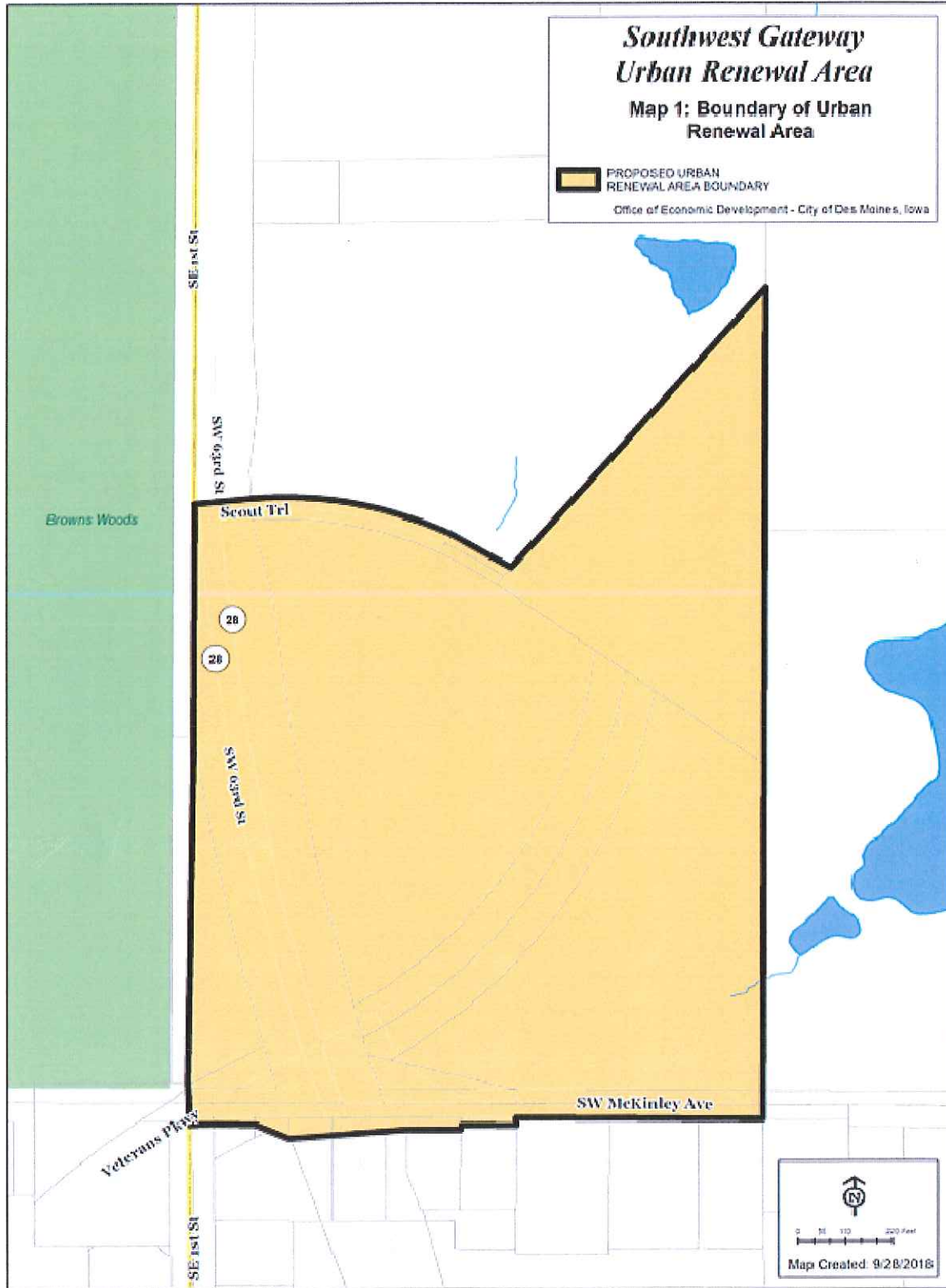
CERTIFICATE

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

Map "A"- Boundary Map



Appendix "B"

Planning Administrator's Report

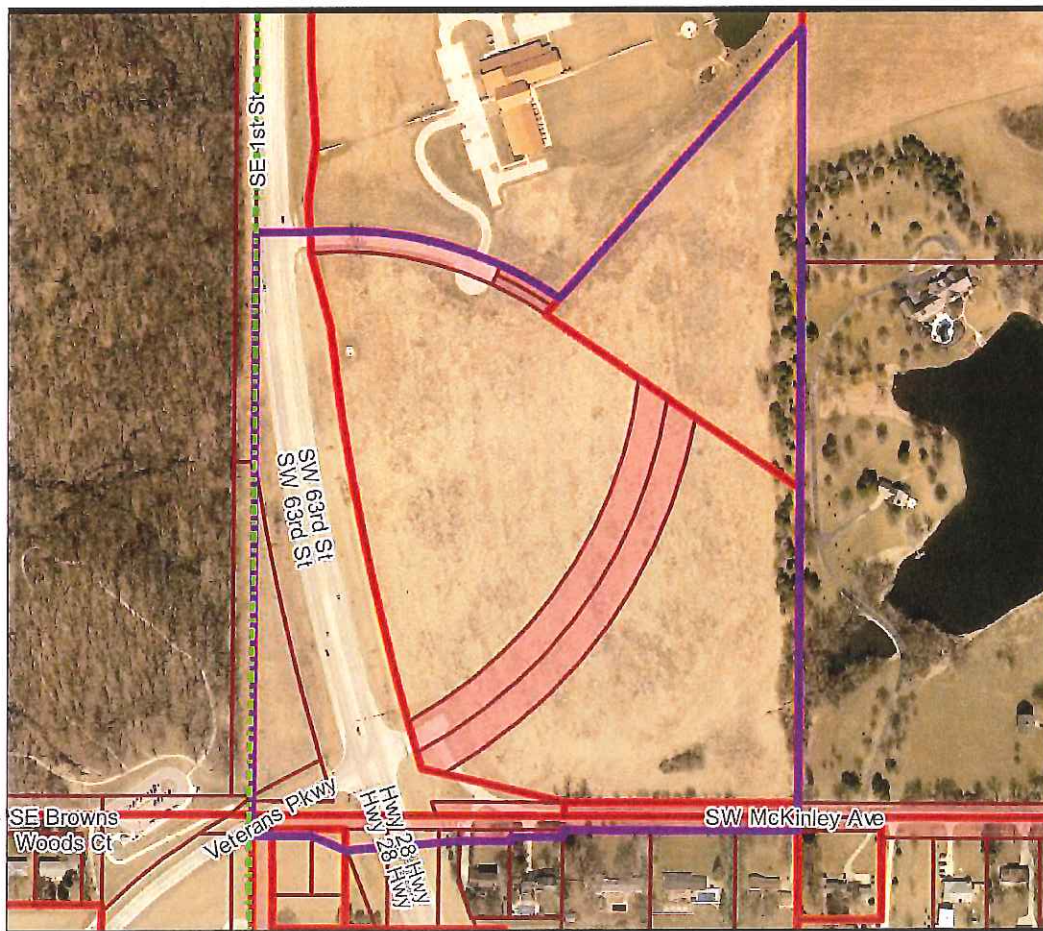
Southwest Gateway Urban Renewal Area

October 12, 2018

To the Honorable Mayor and City Council for the City of Des Moines:

RE: PLANNING ADMINISTRATOR'S REPORT ON DESIGNATION OF PROPOSED
SOUTHWEST GATEWAY URBAN RENEWAL AREA

The City of Des Moines is proposing to designate an Urban Renewal Area with a tax increment finance district component, for property located at the intersection of Iowa Highway 28 and McKinley Avenue/Veteran's Parkway, west of the Des Moines International Airport, as shown on the map below.



The purpose of this Urban Renewal Plan is to enhance private development of commercial and industrial enterprises within this area through provision of infrastructure and related public improvements and economic development financial assistance that will be financed, in part, with the tax increment revenues generated in the Urban Renewal Area.

BOUNDARY DESCRIPTION

The 45.5 acre area is generally bounded by Highway 28 on the west, McKinley Avenue on the south, and Scout Trail on the north, with adjacent rights-of-way included. A map is shown above. The legal description for the Urban Renewal Area can be found as Appendix "A" of the Urban Renewal Plan. This area presently includes vacant land and public rights-of-way. Proposed use is for business park, office, commercial or industrial uses.

BASIS FOR URBAN RENEWAL

In the State of Iowa, a city may designate an urban renewal area by following the requirements specified in Chapter 403, Code of Iowa, which requires the area to contain one or more of the following conditions:

- Slum and /or blighted conditions
- Economic development area due to its appropriateness for commercial or industrial enterprises, for public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single and multifamily housing

In accordance with the Code of Iowa, it is determined that the Southwest Gateway Urban Renewal Area qualifies as an economic development area due to its appropriateness for the development of commercial and industrial enterprises by attracting new private commercial and industrial development.

CONFORMANCE WITH COMPREHENSIVE PLAN

All goals and objectives of the Southwest Gateway Urban Renewal Plan are in conformance with the City's Comprehensive Plan, *Plan DSM: Creating our Tomorrow* which was adopted by the City Council on April 25, 2016, by Roll Call No. 16-0717, and amended by the City Council on October 8, 2018, by Roll Call No. 18-1692.

Plan DSM designates the subject area, exclusive of public rights-of-way, as Planned Business Park, which is similar to the current land uses adjoining the Southwest Gateway Urban Renewal Area to the north.

Current adjacent site uses to the north of the site include light industrial, office and commercial businesses, which would be consistent with the planned uses for the Southwest Gateway Area. This Urban Renewal Area contains 3 parcels intended to be redeveloped for a single industrial use.

CONFORMANCE WITH CURRENT ZONING

The entire Southwest Gateway Urban Renewal Area, excepting public rights-of-way, is zoned "M-1" Light Industrial and "C-2" General Retail and Highway Oriented Commercial District.

The redevelopment activities proposed by this plan are consistent with the current zoning.

Possible additional amendments to the Zoning Ordinance may be identified through the ongoing planning process for the implementation of this Plan.

PLANNING RATIONALE

The proposed Southwest Gateway Urban Renewal Area is approximately 45.5 acres in size. The area consists of property proposed for planned development of a business nature. The area is proximate to the Des Moines International Airport and is served by public utilities. It is adjacent to State Highway 28 and close to the Highway 5/65 bypass, which were constructed utilizing significant public investment, in part to assist in the facilitation of new economic investment for the land proximate to the highway routes. From Highways 5 and 65 the urban renewal area has ready access to Interstates 35 and 80.

The Southwest Gateway Urban Renewal Area acres are currently valued at approximately \$47,990. The construction of new business, office, or light industrial uses would add substantial taxable valuation and also promote the addition and retention of jobs within the City of Des Moines.

There is a need to respond to these factors and conditions with targeted planning efforts and the strategic use of economic development tools, to maximize the area's ability to continue to be regionally competitive and create growth in valuation for the City of Des Moines. The current conditions and potential opportunities for new investment provide substantial basis for developing an urban renewal plan for this area.

It is appropriate to designate the Southwest Gateway area as an Urban Renewal Area based on its economic development potential for commercial and light industrial uses, and the need to facilitate and guide new investment and revitalization. The creation of this Urban Renewal Area will allow for the use of tax increment financing to assist with economic development financial assistance as needed. This will benefit the area by resulting in new business opportunities and employment and provide increased tax base for the City of Des Moines.

SUMMARY

The proposed Southwest Gateway Urban Renewal Area has the ability to attract high quality new commercial and industrial development for this area. The adoption of this plan and the implementation of its goals and objectives will provide the framework, guidelines and incentives needed for this to occur.



Michael G. Ludwig
Planning Administrator