



**Date** ..... **September 8, 2025** .....

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED  
FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE SE  
INDUSTRIAL URBAN RENEWAL AREA**

WHEREAS, on June 17, 2024, by Roll Call No. 24-0906, the City Council approved the SE Industrial Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the SE Industrial Urban Renewal Area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and

WHEREAS, the SE Industrial Urban Renewal Area encompasses approximately 375 acres generally located along East Army Post Road, west of SE 45<sup>th</sup> Street and east of SE 36<sup>th</sup> Street, bounded to the north by Hart Avenue and E Pine Avenue to the south, near the southeast City of Des Moines corporate boundary; and

WHEREAS, the City Council desires to consider a proposed First Amendment to the Urban Renewal Plan to add Appendix D – Approved Public Improvement Projects to approve the provision of financial assistance from tax increment revenues in the SE Industrial Urban Renewal Area for the following projects:

- Certified Site Pre-Development project for the survey, traffic study, stormwater study and additional predevelopment activities on and adjacent to the certified site.
- East Army Post Road & Infrastructure Improvements project for the reconstruction, enhancement, and widening of East Army Post Road for the purpose of appropriately serving the certified site and providing necessary access to the east interchange.
- Certified Site Interior Public Roadway & Infrastructure Construction project for the study, design, and construction of a north-south public roadway and related utility infrastructure through the certified site.

WHEREAS, a copy of the proposed First Amendment is on file and available for public inspection in the office of the City Clerk; and

WHEREAS, the Urban Design Review Board reviewed the proposed First Amendment at its regular meeting on August 19, 2025, and voted 7-0 recommending approval of the First Amendment; and

WHEREAS, on August 4, 2025, by Roll Call No. 25-1058, the City Council resolved that a public hearing be held on September 8, 2025, at 5:00 p.m.; and,





Date ..... September 8, 2025 .....

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority of a consultation meeting on the proposed First Amendment held on August 21, 2025; and,

WHEREAS, the City has received no requests from the Des Moines Independent School District, Polk County, Des Moines Area Community College, or Des Moines Area Regional Transit Authority for any modification to the division of tax increment revenues proposed by the First Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register in accordance with Section 403.5(3) of the Iowa Code; and

**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 First Amendment to the Urban Renewal Plan for the SE Industrial Urban Renewal Area is hereby closed.

2. Upon consideration of the recommendations of the Urban Design Review Board and all other recommendations and statements from all other interested parties and organizations, the City Council finds that the First Amendment conforms to the PlanDSM: Creating Our Tomorrow plan, as amended, for the development of the City as a whole.

3. The Urban Renewal Plan for the SE Industrial Urban Renewal Area is hereby amended as set forth in the First Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the SE Industrial Urban Renewal Area, as amended by the First Amendment, is hereafter in full force and effect.

4. The City Clerk is directed to cause the First Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.

5. The Director of the Office of Economic Development or his designee are directed to submit a copy of the fully executed Amendment to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings and to enable the Finance Director to make any appropriate disclosure filings in accordance with the City's adopted revised Disclosure Policy.

( Council Communication No. 25-333)





Roll Call Number

Agenda Item Number

57

Date September 8, 2025

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

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr., Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED

APPROVED

#### CERTIFICATE

I, LAURA BAUMGARTNER, 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





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Prepared by: Whitney L. Baethke & Chandler M. Poole, 400 Robert D. Ray Drive, Des Moines, IA 50309  
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Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309  
Taxpayer: No change  
Title of Document: SE Industrial Urban Renewal Plan  
Grantor/Grantee: City of Des Moines, Iowa  
Legal Description: See Appendix "A" at page 11 below

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## **FIRST AMENDMENT**

*to the*

## **URBAN RENEWAL PLAN**

*for the*

## **SE INDUSTRIAL URBAN RENEWAL AREA**

Urban Design Review Board Action:	<u>8-19</u> /2025
Taxing Entities Consultation:	/2025
Plan and Zoning Commission Action:	/2025
City Council Approval:	/2025





## **HISTORY**

This Urban Renewal Area consists of approximately 375 acres and is generally located along East Army Post Road, west of SE 45 Street and east of SE 36th Street, bounded to the north by Hart Avenue and E Pine Avenue to the south, near the southeast City of Des Moines corporate boundary.

The SE Industrial Urban Renewal Plan (the “Plan”) was adopted on June 17, 2024, by Roll Call No. 24-0906. The Plan has been recorded in the land records of the Polk County Recorder as follows:

<i>Amendment</i>	<i>Roll Call No.</i>	<i>Adopted Date</i>	<i>Recorded Book</i>	<i>Beginning at Page</i>
Urban Renewal Plan	24-0906	06-17-2024	19837	423

## **PURPOSE**

The purpose of this First Amendment to the SE Industrial Urban Renewal Plan is to:

- Add Appendix D – *Approved Public Improvement Projects* to approve the provision of financial assistance from tax increment revenues in the SE Industrial Urban Renewal Area for the following projects:
  - Certified Site Pre-Development project for the survey, traffic study, stormwater study and additional predevelopment activities on and adjacent to the certified site.
  - East Army Post Road & Infrastructure improvements project for the reconstruction, enhancement, and widening of East Army Post Road for the purpose of appropriately serving the certified site and providing necessary access to the east interchange.
  - Certified Site Interior Public Roadway & Infrastructure Construction project for the study, design, and construction of a north-south public roadway and related utility infrastructure through the certified site.



## **AMENDMENT**

### **1. Add Appendix D - Approved Public Improvement Projects**

The SE Industrial Urban Renewal Plan is hereby amended by adding Appendix C,  
*Approved Public Improvement Projects (1<sup>st</sup> Amendment)*



**Appendix A**  
**Legal Description(s)**  
**SE Industrial Urban Renewal Area**  
**and TIF District(s)**

**SE Industrial Urban Renewal Area**

A PART OF SECTIONS 29, 30, 31 AND 32, ALL IN TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD AND THE WEST RIGHT OF WAY LINE OF US HIGHWAY 65; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF US HIGHWAY 65 TO THE SOUTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD TO THE EAST RIGHT OF WAY LINE OF SOUTHEAST 45<sup>TH</sup> STREET; THENCE SOUTH ALONG SAID SOUTHEAST 45<sup>TH</sup> STREET TO EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL D, SAID PARCEL D SHOWN ON PLAT OF SURVEY AND RECORDED IN BOOK 9085 PAGE 537 AT RECORDER'S OFFICE OF POLK COUNTY, IOWA; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID PARCEL D TO THE NORTHWEST CORNER OF SAID PARCEL D; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL D AND ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF EAST PINE AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF EAST PINE AVENUE TO THE WEST RIGHT OF WAY LINE OF SOUTHEAST 36<sup>TH</sup> STREET; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF SOUTHEAST 36<sup>TH</sup> STREET TO SAID NORTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD AND INCLUDING FUTURE ROUNDABOUT; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M.; THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29 TO A POINT THAT IS 240.24 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29; THENCE S 88°33'56" E, A DISTANCE OF 221.06 FEET; THENCE N 00°04'09" W, A DISTANCE OF 646.32 FEET TO THE SOUTH RIGHT OF WAY LINE OF HART AVENUE, SAID TWO PREVIOUSLY DESCRIBED LINES ARE SHOWN ON RETRACEMENT SURVEY RECORDED IN BOOK 17162 PAGE 409 AT THE RECORDER'S OFFICE OF POLK COUNTY, IOWA, AND SAID TWO PREVIOUSLY DESCRIBED LINES ARE A PART OF THE SOUTH AND EAST LINES OF THE AVON CEMETERY; THENCE CONTINUING NORTH ALONG NORTHERLY EXTENSION OF THE PREVIOUSLY DESCRIBED LINE TO THE NORTH RIGHT OF WAY LINE OF HART AVENUE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF HART AVENUE TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID



SECTION 29; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29 TO THE SAID NORTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST ARMY POST ROAD TO THE POINT OF BEGINNING.

**SE Industrial TIF District(s)**

(Note – no TIF districts are being proposed or created with the initial approval and implementation of this Plan. TIF district(s) are anticipated to be added to this Plan with future amendment(s) to SE Industrial Urban Renewal Area)





**Appendix B**  
**Financial Condition Report – SE Industrial**  
**Urban Renewal Area**

(Note – to be added with future amendment to SE Industrial Urban Renewal Area)



**Appendix C**  
**Approved Economic Development and Redevelopment Projects**  
**and Activities (1st Amendment)**

*(Note – Projects to be added with future amendment to SE Industrial Urban Renewal Area)*



## **Appendix D**

### **Approved Public Improvement Projects (1st Amendment)**

The following alphabetical listing provides a summary of projects approved by the Des Moines City Council for receipt of tax increment funding:

Shading indicates new projects added by the 1st Amendment

#### **Certified Site Predevelopment Costs**

Certified Site Pre-Development project includes the survey, traffic study, stormwater study and additional predevelopment activities on and adjacent to the certified site in preparation for development activities. Predevelopment costs not to exceed \$100,000.

#### **East Army Post Road & Infrastructure Improvements**

East Army Post Road & Infrastructure improvements project includes the reconstruction, enhancement, and widening of East Army Post Road within the Urban Renewal Area for the purpose of appropriately serving the certified site and providing necessary transportation access to the east interchange. Staff will provide necessary research and data to facilitate an immediate opportunity RISE Grant application to support said project. East Army Post Road improvement costs not to exceed \$5 million.

#### **Certified Site Interior Public Roadway & Infrastructure Construction**

Certified Site Interior Public Roadway & Infrastructure Construction project includes for the study, design, and construction of a north-south public roadway and related utility infrastructure through the certified site. Staff will provide necessary research and data to facilitate an immediate opportunity RISE Grant application to support said project. Project costs not to exceed \$5 million.

