



Roll Call Number

15-1866

Agenda Item Number

27

Date November 9, 2015

RESOLUTION SCHEDULING HEARING ON THE ADOPTION
OF AN URBAN RENEWAL PLAN FOR THE
SW 42ND AND ARMY POST URBAN RENEWAL AREA

WHEREAS, Electrical Power Products, Inc. ("EP2"), is an industrial business which provides power management systems for commercial and utility industries and employs approximately 250 full-time workers (including contract workers) at its office and industrial facility at 1800 East Hull Avenue; and,

WHEREAS, subject to the receipt of City incentives, EP2 proposes to acquire and improve vacant property located at the southwest corner of SW 42nd Street and Army Post Road, by the construction of a new building containing at least 180,000 square feet of floor area for the relocation of its office and industrial facility and the associated employment; and,

WHEREAS, on September 14, 2015, by Roll Call No. 15-1521, the City Council authorized and directed the City Manager to prepare an urban renewal plan and related information and documents to assist in the redevelopment of an area in the vicinity of SW 42nd Street and Army Post Road, to include a site for the relocation and expansion of Electrical Power Products' industrial facility; and,

WHEREAS, the City Manager has prepared an urban renewal plan titled SW 42nd Street and Army Post Road Urban Renewal Plan (the "Plan") which seeks to encourage private development of the proposed SW 42nd and Army Post Urban Renewal Area containing approximately 61 acres located south of Army Post Road, west of SW 42nd Street, north of Iowa Highway 5 and east of Iowa Highway 28, for high quality commercial and industrial use, though 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, a further purpose of the Plan is to authorize the use of tax increment financing to provide economic incentives to Electrical Power Products, Inc., for the relocation of its industrial and office facilities as identified above; and,

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

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 SW 42nd and Army Post Urban Renewal Plan at 5:00 p.m., on December 7, 2015.

(continued)

★ Roll Call Number

15.1866

Agenda Item Number

27

Date November 9, 2015

-2-

2. The City Clerk is authorized and directed to publish notice of said public hearing in the accompanying form by publication in the Des Moines Register on November 19, 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 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- 601)

MOVED by Gatto to adopt.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown, Assistant City Attorney

Exhibits: _____
 Notice of Hearing
 SW 42nd and Army Post Urban Renewal Plan

U:\Rog Docs\Eco Dev\SW 42nd UR Area\RC Set Hrg 2015-11-09.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN				✓
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	6			1

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
T. M. Franklin Mayor

Diane Rauh City Clerk