



Roll Call Number

15-2167

Agenda Item Number

540

Date December 21, 2015

RESOLUTION CLOSING HEARING ON THE PROPOSED URBAN
RENEWAL PLAN FOR THE SW 42ND AND ARMY POST URBAN
RENEWAL AREA AND ADOPTING SAME

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, all as further stated in the Plan which is on file and available for inspection by the public in the office of the City Clerk; and,

WHEREAS, on November 9, 2015, by Roll Call No. 15-1866, the City Council resolved that a public hearing on the proposed Plan be held on December 7, 2015, in the City Council Chambers; and,

WHEREAS, the City Plan and Zoning Commission reviewed the Plan for conformity with the adopted comprehensive plan for the development of the City as a whole, being the Des Moines 2020 Community Character Plan as revised, at its meeting on December 3, 2015, and made recommendations which were received and filed under a separate resolution; and,

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WHEREAS, the Urban Design Renewal Board reviewed the Plan at its meeting on November 17, 2015, and recommended approval of the Plan; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on November 19, 2015, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Des Moines Area Community College, and Polk County of a consultation meeting in the Kofu Conference Room, at City Hall, at 2:00 p.m., on November 20, 2015; and,

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Des Moines Area Community College, or Polk County for any modification of the proposed division of revenue from the tax increment of the urban renewal project area; and,

WHEREAS, all the privately owned property within the SW 42nd and Army Post Urban Renewal Area is assessed as agricultural property and has been included in the urban renewal area with the written consent of the property owner; and,

WHEREAS, on December 7, 2015, by Roll Call No. 15- 2087, the City Council continued this public hearing until December 21, 2015, at 5:00 p.m., in the Council Changers; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Plan have been given the opportunity to be heard.

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 SW 42nd and Army Post Urban Renewal Plan is hereby closed.
2. Upon consideration of the recommendation of the Plan and Zoning Commission and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:
 - a) The proposed Plan conforms to the Des Moines 2020 Community Character Plan, as amended, for the development of the City as a whole.



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- b) The Plan does not provide for the involuntary acquisition of any land by the City, and does not identify any land planned for acquisition. However, property may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.
- c) The City will assist in the relocation of any residents and businesses displaced by public actions undertaken pursuant to the urban renewal project. If the City provides relocation assistance, displaced residents and businesses will be provided with the opportunity to relocate to accommodations which are decent, safe, and sanitary, and within their financial means in accordance with the established City's standard relocation policy unless otherwise required by funding source regulations and any other applicable requirements.

3. The Urban Renewal Plan for the SW 42nd and Army Post Urban Renewal Area is hereby approved and adopted, and shall hereafter be in full force and effect.

4. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder.

(Council Communication No. 15- 6446)

MOVED by Hensley to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown
Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

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.

Y. M. Franklin
Mayor

Diane Fauh
City Clerk