

★ **Roll Call Number**

16-0280

Agenda Item Number

29

Date February 22, 2016

SET DATE OF HEARING ON THE FIRST AMENDMENT TO THE URBAN
RENEWAL PLAN FOR THE ECHO VALLEY URBAN RENEWAL AREA

WHEREAS, on September 14, 2015, by Roll Call No. 15-1564, the City Council approved an Urban Renewal Plan for the Echo Valley Urban Renewal Area (the "Plan") which seeks to encourage private development of the Area for high quality commercial and residential 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, the Echo Valley Urban Renewal Area encompasses an irregularly shaped area extending west from Fleur Drive and south from the line between Warren and Polk Counties and contains approximately 230 acres; and,

WHEREAS, on November 23, 2015, by Roll Call No. 15-1977, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with United Properties Investment Company, L.C., and Echo Valley Investment Company, L.C. (collectively the "Developers"), both represented by Mike Coppola, Manager, whereby the Developers have undertaken to develop the Echo Valley Urban Renewal Area with a mix of high quality commercial and housing development in conformance with the approved Preliminary Plan, and in consideration of the Developers' undertaking to construct the planned commercial development, the City has undertaken to provide an economic development grant payable in 40 semi-annual installments from a portion of the project generated tax increment revenues; and,

WHEREAS, the Agreement is contingent upon, and of no force or effect, until the City has amended the Plan to incorporate the Agreement as an urban renewal undertaking under authority of that Plan; and,

WHEREAS, the purpose of the proposed First Amendment to the Plan is to incorporate the Agreement as an urban renewal undertaking under authority of that Plan; and,

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

WHEREAS, the Urban Design Review Board is scheduled to review the proposed First Amendment to the Plan at its regular meeting on March 15, 2015, and should be prepared to submit its report and recommendation to the City Council before the date of the public hearing scheduled below.

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

(continued)

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16-0280

Agenda Item Number

29

Date February 22, 2016

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1. A public hearing shall be held before the City Council to consider the proposed First Amendment to the Urban Renewal Plan for the Echo Valley Urban Renewal Area at 5:00 p.m. on March 21, 2016, at 5:00 p.m., in the Council Chambers at City Hall.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the form attached hereto as Exhibit "B" in the Des Moines Register on March 3, 2016, in accordance with Iowa Code Sections 362.3 and 403.5(3).
3. 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.
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 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. 16- 081)

MOVED by Gatto 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	✓			
WESTERGAARD	✓			
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 Council
Mayor

Diane Rauh
City Clerk