



Roll Call Number

18-1798

Agenda Item Number

54C

Date October 22, 2018

RESOLUTION CLOSING HEARING ON THE PROPOSED
SOUTHWEST GATEWAY URBAN RENEWAL PLAN,
AND ADOPTING SAME.

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 Exhibit "A", and includes the vacant property proposed to be acquired and redeveloped by use by Waldinger for construction of a new building containing approximately 149,000 square feet of floor area for the relocation of its office and industrial facility and the associated employment; and,

WHEREAS, the City's Office of Economic Development has prepared an urban renewal plan which is titled *Southwest Gateway Urban Renewal Plan* and is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the Plan seeks to encourage private development of the Urban Renewal Area 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 Waldinger for the relocation of its industrial and office facilities into the proposed Urban Renewal Area as identified above; and,

WHEREAS, on September 24, 2018, by Roll Call No. 18-1578, the City Council resolved that a public hearing on the proposed Plan be held on October 22, 2018, in the City Council Chambers; and,

WHEREAS, the Urban Design Renewal Board reviewed the proposed Plan at its meeting on September 25, and voted 6-0 in support of a motion to recommended approval of the Plan; and,

WHEREAS, the City Plan and Zoning Commission reviewed the proposed Plan for conformity with the comprehensive plan for the development of the City as a whole, being the PlanDSM: Creating Our Tomorrow Plan, at its meeting on October 4, 2018, and voted unanimously to find the Plan in conformance with PlanDSM as such plan has been amended by City Council Resolution and Roll Call No. 18-1692 passed October 8, 2018; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on October 4, 2018, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

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WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Polk County, Des Moines Area Community College and Des Moines Area Regional Transit Authority of a consultation meeting in the OED Conference Room 103 at City Hall, at 2:00 p.m. on October 4, 2018; and,

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Polk County, Des Moines Area Community College or Des Moines Area Regional Transit Authority for any modification of the proposed division of revenue from the tax increment from the urban renewal area; 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 *Southwest Gateway Urban Renewal Plan* is hereby closed.
2. Upon consideration of the recommendation of the Urban Design Review Board and 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 anticipates an amendment to PlanDSM: Creating our Tomorrow Plan, but no actions will be taken under the urban renewal plan that are not in conformance with PlanDSM as amended from time to time.
 - b) The Plan does not provide for the acquisition of any land by the City, and does not identify any land planned for acquisition. However, easements 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.
3. The *Urban Renewal Plan for the Southwest Gateway 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.

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(Council Communication No. 18-514)

MOVED by Mandelbaum to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown

Assistant City Attorney

GAAPPDATA\LEGAL\Urban-Renewal\SW Gateway\Plan\Original\RC hrg.doc

Exhibits:

"A" - Map

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			
MOTION CARRIED			APPROVED	

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.

J. M. Frankie Cowie Mayor

Diane Rauh City Clerk