NO CHANGE FROM PREVIOUS READING

CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Amendment No. 3 to Coachlight Drive Urban Renewal Plan - City Initiated **DATE:** February 19, 2019

ORDINANCE: Approval of Second, Waiver of the Third Reading, and Final Adoption

FINANCIAL IMPACT: Not determined at this time.

BACKGROUND: The City Council approved the Coachlight Drive Urban Renewal Plan on February 21, 2017. The Plan was later amended in 2017 and 2018. This Amendment No. 3 will remove land from the existing Urban Renewal Area (URA)/Tax Increment Financing (TIF) District boundary. Land area being removed from Coachlight Drive URA/TIF District will create the newly formed 8300 Mills Civic Parkway URA.

PREVIOUS COUNCIL ACTIONS
Vote: 4-0 (1 absent [Councilmember Sandager]) for approval
Date: February 4, 2019
Motion: Approval of the First Reading of the Ordinance.

OUTSTANDING ISSUES: There are no outstanding issues regarding this proposed amendment.

RECOMMENDATION: Staff recommends the approval of the second reading, waiver of the third reading and final adoption of the Ordinance amending the TIF District.

Lead Staff Member: Katie Hernandez, Community and Economic Development KH

STAFF REVIEWS

Department Director	Clyde E. Evans, Director, Community and Economic Development CEE
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	F&A	
Date Reviewed	November 28, 2018	
Recommendation	☒Yes	☐ No

ATTACHMENTS: Exhibit I Ordinance

ORDINANCE NO._____

An Ordinance Deleting Property From the Tax Increment Financing District for the Coachlight Drive Urban Renewal Area of the City of West Des Moines, Iowa, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of West Des Moines, Iowa (the "City") previously enacted an ordinance providing for the division of taxes levied on taxable property in the Coachlight Drive Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to that ordinance, a portion of the Coachlight Drive Urban Renewal Area in the City of West Des Moines was designated a "tax increment district"; and

WHEREAS, the City Council now desires to decrease the size of the "tax increment district" by deleting certain property;

BE IT ENACTED by the City Council of the City of West Des Moines, Iowa:

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Coachlight Drive Urban Renewal Area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"Deleted Property" shall mean the following real property situated in the City of West Des Moines, Dallas County, State of Iowa:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "AA" AS FILED IN BOOK 2014 PAGE 4167 OF THE DALLAS COUNTY RECORDER'S OFFICE, BEING A POINT ON THE EAST LINE OF LOT 5 SUNSET RIDGE AS FILED IN BOOK 6 PAGE 244 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE EAST LINE OF LOTS 5, 4, 3, 2 AND 1 OF SAID SUNSET RIDGE, TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, AS DESCRIBED IN ACQUISITION PLAT FILED IN BOOK 2009 PAGE 15835 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TO THE SOUTHERLY POINT OF THE NORTH LINE OF STREET LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID STREET LOT 'B';

THENCE WEST AND THENCE NORTHWEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH 81ST STREET, TO THE SOUTHEAST CORNER OF STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, AS FILED IN BOOK 2015 PAGE 13814 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF SAID STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, TO THE SOUTHWEST CORNER OF SAID STREET LOT 'A';

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF STREET LOT 'A', TO A POINT ON THE NORTH LINE OF PARCEL "AA" IN BOOK 2014 PAGE 4167;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID PARCEL "AA", TO THE POINT OF BEGINNING.

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Coachlight Drive Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of West Des Moines, Iowa, the 19th day of February, 2019.

_____
Mayor

Attest:

_____
City Clerk

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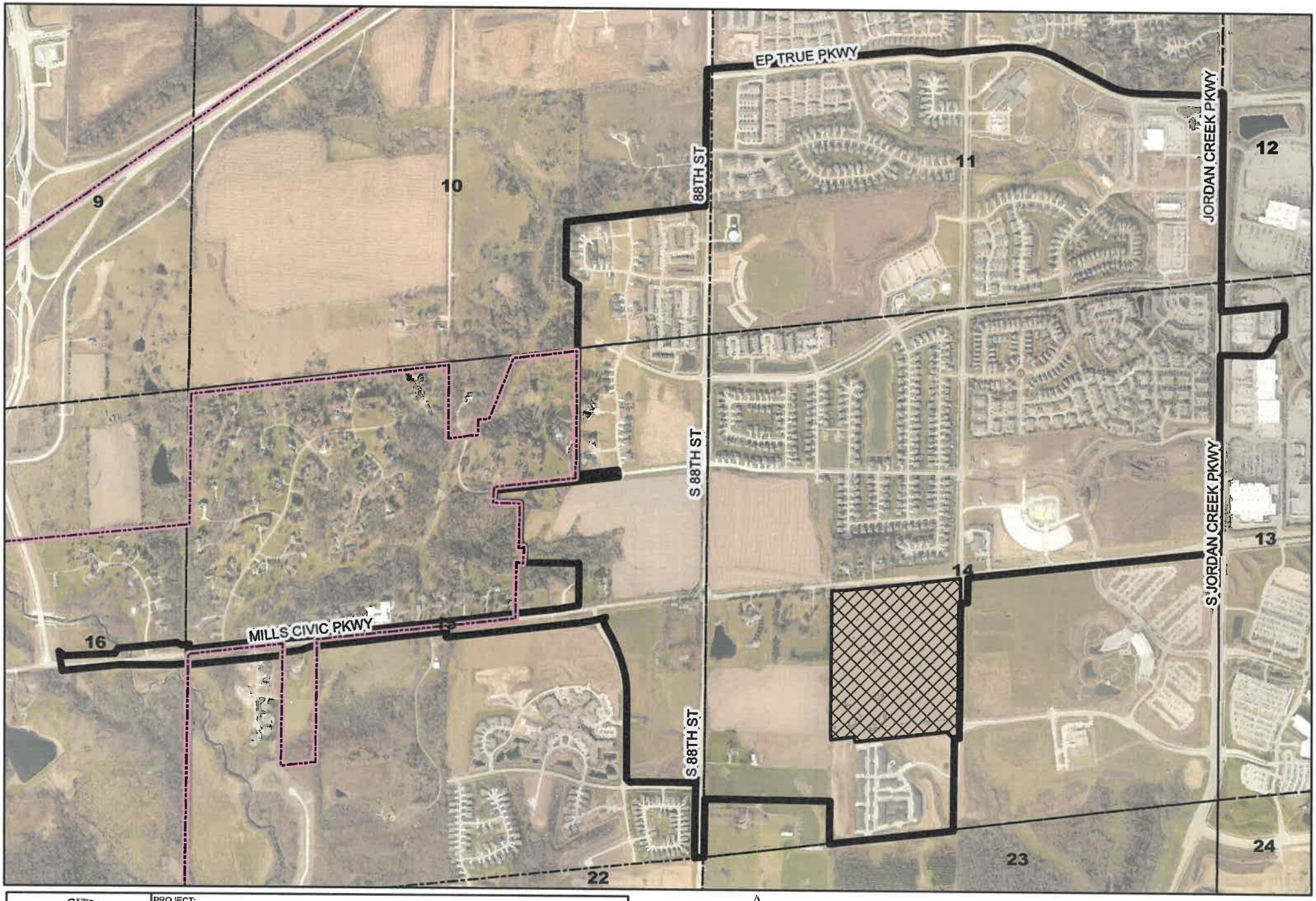
First Consideration February 4, 2019.



THE CITY OF WEST DES MOINES

PROJECT:		
Coachlight Drive Urban Renewal Area		
LOCATION: **Amendment #3**		
AUTHOR: **BJM**	DATE: **1/3/2019**	SHEET: **1 OF 1**

N

0 625 1,250 2,500 Feet

Legend

- Amendment #3 Removal
- Existing Urban Renewal Area