CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Termination of Jordan Creek Urban Renewal Area - City Initiated **DATE: November 4, 2019**

RESOLUTION: Approval of the Resolution Terminating the Urban Renewal Plan and Ending the Urban Renewal Area

ORDINANCE: Approval of the Ordinance repealing Ordinance Nos. 1414, 1559, 2203, and 2313

FINANCIAL IMPACT: There are no fiscal impacts associated with this termination.

BACKGROUND: Staff has initiated the process to expire the Jordan Creek Urban Renewal Area and terminate the corresponding Jordan Creek Urban Renewal Plan. The TIF District has almost reached its maximum lifespan, according to state code, and there is no debt to be certified against the TIF.

The Jordan Creek Urban Renewal Plan and corresponding TIF districts have been incredibly successful and instrumental in driving the momentum for development around the Jordan Creek Town Center. In the peak year of this TIF district, the increment generated from the TIF was more than $688 million. This TIF district was used in several case studies statewide as a positive way to use TIF for communities.

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

RECOMMENDATION: Staff recommends the approval of the Resolution expiring the urban renewal plan and area, and approval of the Ordinance repealing Ordinance Nos. 1414, 1559, 2203, and 2313.

Lead Staff Member: Katie Hernandez, Business Development Coordinator KH

STAFF REVIEWS

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

PUBLICATION(S) (if applicable)

Published In	N/A	
Date(s) Published		
Letter sent to surrounding property owners		NA

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Resolution
Exhibit II - Ordinance

RESOLUTION NO. _____

RESOLUTION TERMINATING THE JORDAN CREEK URBAN RENEWAL PLAN AND ENDING THE JORDAN CREEK URBAN RENEWAL AREA

WHEREAS, pursuant to the provisions of Chapter 403 of the Code of Iowa, the City of West Des Moines, Iowa (hereinafter referred to as the "City") previously established the Jordan Creek Urban Renewal Plan (the "Urban Renew Plan") and the Jordan Creek Urban Area (the "Urban Renewal Area"); and

WHEREAS, the City has determined the Urban Renewal Plan is no longer fulfilling the purposes set out in Iowa Code Chapter 403, and

WHEREAS, the City has determined that it is in the best interest of the City to terminate the Urban Renewal Plan and retire the Urban Renewal Area.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, AS FOLLOWS:

Section 1. The City Council hereby finds that the Urban Renewal Plan should be terminated, and the Urban Renewal Area should be retired.

Section 2. The Urban Renewal Plan for the Urban Renewal Area is hereby terminated, and the Urban Renewal Area is hereby retired and shall no longer be in operation from the effective date of this Resolution.

Section 3. All resolutions and orders or parts thereof in conflict with the provisions of this resolution, to the extent of such conflict, are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved the November 4, 2019.

_____
Mayor

Attest:

_____
City Clerk

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NOS. 1414, 1559, 2203 AND 2313 WHICH PROVIDED FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE JORDAN CREEK URBAN RENEWAL AREA, CITY OF WEST DES MOINES, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA.

WHEREAS, the City Council (the "Council") of the City of West Des Moines, Iowa (the "City") previously enacted Ordinance Nos. 1414, 1559, 2203 and 2313 (the "Ordinances") providing for the division of taxes levied on taxable property in the Jordan Creek Urban Renewal Area (the "Urban Renewal Area") pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, all debt that has been certified for reimbursement from the Urban Renewal Area has been fully paid and there are no current obligations under the Jordan Creek Urban Renewal Plan to be paid from any tax increment within the Urban Renewal Area; and

WHEREAS, it is now necessary for the Council to take action to repeal the Ordinances;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Purpose. The Ordinances are hereby repealed, and the division of incremental property tax revenues (the "TIF Revenues") from the Urban Renewal Area is hereby terminated.

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. 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 4. 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, on November 18, 2019.

_____
Mayor

Attest:

_____
City Clerk

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First Consideration, November 4, 2019.
Second and Final Consideration, November 18, 2019.