CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Setting Date for Public Hearing for Amendment No. 1 to Historic West Des Moines Urban Renewal Plan - City Initiated **DATE:** November 4, 2019

RESOLUTION: Establish Public Hearing date for Historic West Des Moines Urban Renewal Plan Amendment No. 1

FINANCIAL IMPACT: It is anticipated that the City will commit to issuing property tax rebates not to exceed $906,665 for multiple known development projects under the Property Tax Rebate program.

BACKGROUND: The Historic West Des Moines Urban Renewal Plan (Plan) was adopted by City Council Resolution on April 3, 2017. The TIF Ordinance was later amended on June 12, 2017, to correct the legal description, removing a split parcel, as required by law.

This amendment will add development projects to the Plan, as well as correct the boundary of the Urban Renewal Area and TIF District due to a scrivener's error.

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

RECOMMENDATION: Staff recommends that the City Council approve a resolution setting December 2, 2019, as the public hearing date for Amendment No. 1 to the Historic West Des Moines Urban Renewal Plan.

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	February 21, 2019		
Recommendation	☒ Yes	☐ No	☐ Split

ATTACHMENTS:

Exhibit I	Proposed Amendment No. 1 to the Historic West Des Moines Urban Renewal Plan
Exhibit II	Resolution

CITY OF WEST DES MOINES, IOWA

URBAN RENEWAL PLAN AMENDMENT #1
HISTORIC WEST DES MOINES URBAN RENEWAL AREA

December, 2019

The Urban Renewal Plan (the "Plan") for the Historic West Des Moines Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto includes the December, 2019 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the December, 2019 Addition as an economic development area. The December, 2019 Addition will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Project. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Dalton Partners, LLC Development Project

Name of Urban Renewal Area: Historic West Des Moines Urban Renewal Area

Date of Council Approval of Project: December 2, 2019

Description of the Project: Dalton Partners, LLC (the "Developer") has proposed to undertake the renovation of an existing building (the "Project") on certain real property situated at 333 5th Street in the Urban Renewal Area (the "Development Property") for use by Mega St. Kilda, LLC in the business operations of a high-end, full-service restaurant with a bakery.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will undertake any public infrastructure improvements in connection with the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed $172,950 plus the Admin Fees.

**This Project was project was previously approved by the City Council as part of the Property Tax Rebate Program authorized under the Urban Renewal Plan.*

B.

Name of Project: Junction Development Catalyst, LLC Development Project

Name of Urban Renewal Area: Historic West Des Moines Urban Renewal Area

Date of Council Approval of Project: December 2, 2019

Description of the Project: Junction Development Catalyst, LLC (the "Developer"), with permission of property owner, Cutler Development LLC, has proposed to undertake the construction of a new mixed-use building (the "Project") on certain real property situated at 101 and 107 4th Street in the Urban Renewal Area (the "Development Property").

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will undertake any public infrastructure improvements in connection with the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that

the City's total commitment of incremental property tax revenues with respect to the Project will not exceed $300,000, plus the Admin Fees.

C.

Name of Project: WillieT, LLC Development Project

Name of Urban Renewal Area: Historic West Des Moines Urban Renewal Area

Date of Council Approval of Project: December 2, 2019

Description of the Project: WillieT, LLC (the "Developer") has proposed to undertake the renovation of an existing mixed-use building, including commercial retail space (the "Project") on certain real property situated at 312 5th Street in the Urban Renewal Area (the "Development Property").

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will undertake any public infrastructure improvements in connection with the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed $35,000, plus the Admin Fees.

D.

Name of Project: The Foundry DSM, LLC Development Project

Name of Urban Renewal Area: Historic West Des Moines Urban Renewal Area

Date of Council Approval of Project: December 2, 2019

Description of the Project: The Foundry DSM, LLC (the "Developer") has undertaken the renovation of an existing building (the "Project") on certain real property situated at

111 S. 11th Street in the Urban Renewal Area (the "Development Property") for use in the business operations of a beer hall, distillery and commissary kitchen.

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will undertake any public infrastructure improvements in connection with the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City has entered into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed $200,715, plus the Admin Fees.

**This Project was project was previously approved by the City Council as part of the Property Tax Rebate Program authorized under the Urban Renewal Plan.*

E.

Name of Project: Steffes Holdings, LLC Development Project

Name of Urban Renewal Area: Historic West Des Moines Urban Renewal Area

Date of Council Approval of Project: December 2, 2019

Description of the Project: Steffes Holdings, LLC (the "Developer") has undertaken the construction of a new commercial retail building (the "Project") on certain real property situated at 517 Railroad Avenue in the Urban Renewal Area (the "Development Property").

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will undertake any public infrastructure improvements in connection with the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City has entered into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the "Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed $158,000, plus the Admin Fees.

**This Project was project was previously approved by the City Council as part of the Property Tax Rebate Program authorized under the Urban Renewal Plan.*

F.

Name of Project: Junction House 329, LLC Development Project

Name of Urban Renewal Area: Historic West Des Moines Urban Renewal Area

Date of Council Approval of Project: December 2, 2019

Description of the Project: Junction House 329, LLC (the "Developer") has proposed to undertake the renovation of an existing mixed-use building, including commercial retail space (the "Project") on certain real property situated in the Urban Renewal Area (the "Development Property").

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed $8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: It is not anticipated that the City will undertake any public infrastructure improvements in connection with the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the

"Payments") to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Project will not exceed $750,000, plus the Admin Fees.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	$414,397,845
Outstanding general obligation debt of the City:	$211,560,000
Proposed debt to be incurred in under this December, 2019 Amendment*:	$ 1,664,665

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Historic West Des Moines Urban Renewal Area
(including the December, 2019 Addition)*

A TRACT OF LAND IN SECTIONS 10, 11, 14 AND 15 TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPLE MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA IS INCLUDED IN THE HISTORIC WEST DES MOINES URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID BLOCK 6, TO THE SOUTHEAST CORNER OF BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF SAID BLOCK 9, TO THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTH LINE OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID BLOCK 9, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF BLOCK 10 OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF SAID BLOCK 10, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF BLOCK 19, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID BLOCK 19, TO THE NORTHEAST CORNER OF LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, OF SAID BLOCK 24, TO THE NORTHEAST CORNER OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 49, BUTLER'S ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 AND 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 32, SECOND ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 1, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, A DISTANCE OF SIX FEET;

THENCE SOUTH, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 25, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE EXTENDED OF SAID LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF BLOCK 11, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 11, OF SAID VALLEY JUNCTION TO THE NORTHEAST CORNER OF LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 12, BLOCK 12 OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 12, OF SAID BLOCK 12 OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 10, 11 AND 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 20, BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 15, 16, 17, 18, 19, AND 20, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 15, OF BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 17, OF BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 17, 18, 19, 20, 21 AND 22, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 14, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 14, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 15, OF FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 15, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET, TO THE WEST RIGHT OF WAY LINE OF 1ST STREET (STATE HIGHWAY 28);

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE AND WEST RIGHT OF WAY LINE EXTENDED OF 1ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO A POINT NORTH OF AND NORMAL TO THE NORTHEAST CORNER OF GOODMAN INDUSTRIAL PARK, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE SOUTH, ALONG A LINE NORMAL TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO THE NORTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTH, ALONG THE EAST LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEASTERLY CORNER OF WEST GREEN INDUSTRIAL PARK PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID WEST GREEN INDUSTRIAL PARK PLAT 1, TO THE SOUTHEAST CORNER OF PART OF LOT "D", VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA SAID LINE BEING THE

SOUTH LINE OF PROPERTY CONVEYED TO LILLIE G. CLAY AND HARRY W BAILEY BY DEED DATED DECEMBER 29, 1939;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF CONVEYANCE TO LILLIE G. CLAY AND HARRY W. BAILEY, EXTENDED TO THE EAST LINE OF PROPERTY CONVEYED TO THE CITY OF WEST DES MOINES IOWA FOR PUBLIC STREET PURPOSES BY DEED DATED OCTOBER 5, 1955;

THENCE NORTHERLY, ALONG SAID EAST PROPERTY LINE AND PROPERTY LINE EXTENDED FOR PUBLIC ROADWAY, TO THE NORTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE AND NORTH RIGHT OF WAY LINE EXTENDED OF RAILROAD AVENUE, TO THE WEST LINE OF LOT 9, BLOCK 34, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 6, 7, 8 AND 9, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4 AND 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE POINT OF BEGINNING.

*The legal description set forth above is the legal description for the entire Historic West Des Moines Urban Renewal Area, including the December, 2019 Addition.

RESOLUTION NO._____

Resolution Setting Date for a Public Hearing on Designation of the Expanded Historic West Des Moines Urban Renewal Area and on Urban Renewal Plan Amendment #1

WHEREAS, this City Council of the City of West Des Moines, Iowa (the "City") by resolution previously established the Historic West Des Moines Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of updating the legal description of the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the inclusion of the Property in the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Dalton Partners, LLC in connection with the renovation of an existing building for use by Mega St. Kilda, LLC in the operations of a full-service restaurant and bakery; (b) providing tax increment financing support to Junction Development Catalyst, LLC, with permission of property owner, Cutler Development LLC, in connection with the construction of a new mixed-use building; (c) providing tax increment financing support to WillieT, LLC in connection with the renovation of an existing building into a mixed-use building, including commercial retail space; (d) providing tax increment financing support to The Foundry DSM, LLC in connection with the renovation of an existing building for use as a beer hall, distillery and commissary kitchen; (e) providing tax increment financing support to Steffes Holdings, LLC in connection with the construction of a new commercial retail building; and (f) providing tax increment financing support to Junction House 329, LLC in connection with the renovation of an existing building into a mixed-use building, including commercial retail space, and it is now necessary that a date be set for a public hearing on the designation of the expanded Urban Renewal Area and on the Amendment; and

NOW, THEREFORE, Be It Resolved by the City Council of the City of West Des Moines, Iowa, as follows:

Section 1. This City Council will meet in the Council Chambers at City Hall, 4200 Mills Civic Pkwy, West Des Moines, Iowa, on December 2, 2019, at 5:30 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in West Des Moines, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, Clyde Evans is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved November 4, 2019.

_____
Mayor

Attest:

_____
City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED HISTORIC WEST DES MOINES URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT #1

Notice Is Hereby Given: That at 5:30 p.m., in the Council Chambers at City Hall, 4200 Mills Civic Pkwy, West Des Moines, Iowa, on December 2, 2019, the City Council of the City of West Des Moines will hold a public hearing on the question of amending the plan for the Historic West Des Moines Urban Renewal Area (the "Urban Renewal Area") and designating an expanded Historic West Des Moines Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property more particularly described as follows:

A TRACT OF LAND IN SECTIONS 10, 11, 14 AND 15 TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPLE MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA IS INCLUDED IN THE HISTORIC WEST DES MOINES URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID BLOCK 6, TO THE SOUTHEAST CORNER OF BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF SAID BLOCK 9, TO THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTH LINE OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID BLOCK 9, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF BLOCK 10 OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF SAID BLOCK 10, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF BLOCK 19, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID BLOCK 19, TO THE NORTHEAST CORNER OF LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, OF SAID BLOCK 24, TO THE NORTHEAST CORNER OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 49, BUTLER'S ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 AND 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 32, SECOND ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 1, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, A DISTANCE OF SIX FEET;

THENCE SOUTH, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 25, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE EXTENDED OF SAID LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF BLOCK 11, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 11, OF SAID VALLEY JUNCTION TO THE NORTHEAST CORNER OF LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 12, BLOCK 12 OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 12, OF SAID BLOCK 12 OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 10, 11 AND 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 20, BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 15, 16, 17, 18, 19, AND 20, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 15, OF BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 17, OF BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 17, 18, 19, 20, 21 AND 22, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 14, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 14, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 15, OF FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 15, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET, TO THE WEST RIGHT OF WAY LINE OF 1ST STREET (STATE HIGHWAY 28);

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE AND WEST RIGHT OF WAY LINE EXTENDED OF 1ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO A POINT NORTH OF AND NORMAL TO THE NORTHEAST CORNER OF GOODMAN INDUSTRIAL PARK, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE SOUTH, ALONG A LINE NORMAL TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO THE NORTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTH, ALONG THE EAST LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEASTERLY CORNER OF WEST GREEN INDUSTRIAL PARK PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID WEST GREEN INDUSTRIAL PARK PLAT 1, TO THE SOUTHEAST CORNER OF PART OF LOT "D", VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA SAID LINE BEING THE SOUTH LINE OF PROPERTY CONVEYED TO LILLIE G. CLAY AND HARRY W BAILEY BY DEED DATED DECEMBER 29, 1939;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF CONVEYANCE TO LILLIE G. CLAY AND HARRY W. BAILEY, EXTENDED TO THE EAST LINE OF PROPERTY CONVEYED TO THE CITY OF WEST DES MOINES IOWA FOR PUBLIC STREET PURPOSES BY DEED DATED OCTOBER 5, 1955;

THENCE NORTHERLY, ALONG SAID EAST PROPERTY LINE AND PROPERTY LINE EXTENDED FOR PUBLIC ROADWAY, TO THE NORTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE AND NORTH RIGHT OF WAY LINE EXTENDED OF RAILROAD AVENUE, TO THE WEST LINE OF LOT 9, BLOCK 34, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 6, 7, 8 AND 9, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4 AND 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE POINT OF BEGINNING.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan. The amendment includes the authorization of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Dalton Partners, LLC in connection with the renovation of an existing building for use by Mega St. Kilda, LLC in the operations of a full-service restaurant and bakery; (b) providing tax increment financing support to Junction Development Catalyst, LLC in connection with the construction of a new mixed-use building; (c) providing tax increment financing support to WillieT, LLC in connection with the renovation of an existing building into a mixed-use building, including commercial retail space; (d) providing tax increment financing support to The Foundry DSM, LLC in connection with the renovation of an existing building for use as a beer hall, distillery and commissary kitchen; (e) providing tax increment financing support to Steffes Holdings, LLC in connection with the construction of a new commercial retail building; and (f) providing tax increment financing support to Junction House 329, LLC in connection with the renovation of an existing building into a mixed-use building, including commercial retail space. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Ryan Jacobson
City Clerk

EXHIBIT A
Legal Description
Expanded Historic West Des Moines Urban Renewal Area
(2019 Addition)

A TRACT OF LAND IN SECTIONS 10, 11, 14 AND 15 TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPLE MERIDIAN, WEST DES MOINES, POLK COUNTY, IOWA IS INCLUDED IN THE HISTORIC WEST DES MOINES URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID BLOCK 6, TO THE SOUTHEAST CORNER OF BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF SAID BLOCK 9, TO THE SOUTHEAST CORNER OF LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1, OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTH LINE OF SAID BLOCK 9, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID BLOCK 9, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF BLOCK 10 OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF SAID BLOCK 10, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF BLOCK 19, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID BLOCK 19, TO THE NORTHEAST CORNER OF LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 18, OF SAID BLOCK 19, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, OF SAID BLOCK 24, TO THE NORTHEAST CORNER OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 20, OF SAID BLOCK 24, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 49, BUTLER'S ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 AND 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 60, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED OF SAID LOT 61, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF LOT 84, OF SAID BUTLER'S ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 32, SECOND ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 1, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 2, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 12, OF SAID BLOCK 32, OF SAID SECOND ADDITION TO VALLEY JUNCTION, A DISTANCE OF SIX FEET;

THENCE SOUTH, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 25, FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 9, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID BLOCK 25, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE EXTENDED OF SAID LOT 10, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 8, OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE EAST LINE OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID BLOCK 18, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE NORTHEAST CORNER OF BLOCK 11, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID BLOCK 11, OF SAID VALLEY JUNCTION TO THE NORTHEAST CORNER OF LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE EXTENDED OF SAID LOT 7, OF SAID BLOCK 11, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 12, BLOCK 12 OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF SAID LOT 12, OF SAID BLOCK 12 OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 10, 11 AND 12, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE EXTENDED OF SAID LOT 10, OF SAID BLOCK 12, OF SAID VALLEY JUNCTION, TO THE NORTHEAST CORNER OF LOT 20, BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE SOUTH, ALONG THE EAST LINE OF LOTS 15, 16, 17, 18, 19, AND 20, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 15, OF BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 3, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 15, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 2, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 17, OF BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE SOUTH LINE AND SOUTH LINE EXTENDED OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF SAID LOT 17, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 17, 18, 19, 20, 21 AND 22, OF SAID BLOCK 1, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 14, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 14, OF SAID VALLEY JUNCTION, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 15, OF FIRST ADDITION TO VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE AND EAST LINE EXTENDED OF LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18, OF SAID BLOCK 15, OF SAID FIRST ADDITION TO VALLEY JUNCTION, TO THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET, TO THE WEST RIGHT OF WAY LINE OF 1ST STREET (STATE HIGHWAY 28);

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE AND WEST RIGHT OF WAY LINE EXTENDED OF 1ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO A POINT NORTH OF AND NORMAL TO THE NORTHEAST CORNER OF GOODMAN INDUSTRIAL PARK, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE SOUTH, ALONG A LINE NORMAL TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, TO THE NORTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTH, ALONG THE EAST LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEAST CORNER OF SAID GOODMAN INDUSTRIAL PARK;

THENCE SOUTHWESTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID GOODMAN INDUSTRIAL PARK, TO THE SOUTHEASTERLY CORNER OF WEST GREEN INDUSTRIAL PARK PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA;

THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID WEST GREEN INDUSTRIAL PARK PLAT 1, TO THE SOUTHEAST CORNER OF PART OF LOT "D", VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, IOWA SAID LINE BEING

THE SOUTH LINE OF PROPERTY CONVEYED TO LILLIE G. CLAY AND HARRY W BAILEY BY DEED DATED DECEMBER 29, 1939;

THENCE WESTERLY, ALONG SAID SOUTH LINE OF CONVEYANCE TO LILLIE G. CLAY AND HARRY W. BAILEY, EXTENDED TO THE EAST LINE OF PROPERTY CONVEYED TO THE CITY OF WEST DES MOINES IOWA FOR PUBLIC STREET PURPOSES BY DEED DATED OCTOBER 5, 1955;

THENCE NORTHERLY, ALONG SAID EAST PROPERTY LINE AND PROPERTY LINE EXTENDED FOR PUBLIC ROADWAY, TO THE NORTH RIGHT OF WAY LINE OF RAILROAD AVENUE;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE AND NORTH RIGHT OF WAY LINE EXTENDED OF RAILROAD AVENUE, TO THE WEST LINE OF LOT 9, BLOCK 34, VALLEY JUNCTION, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 6, 7, 8 AND 9, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 34, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 33, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, BLOCK 7, OF SAID VALLEY JUNCTION;

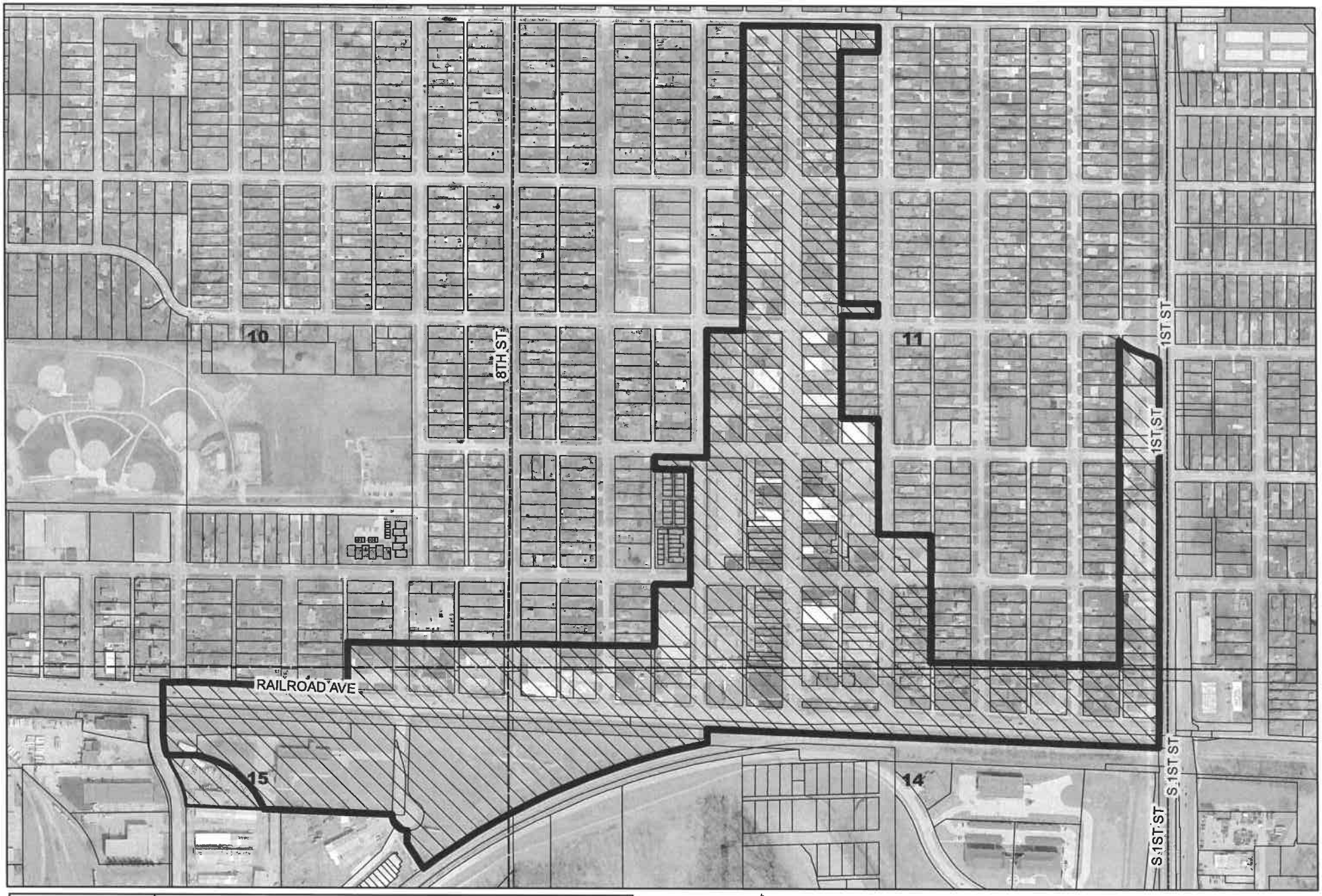
THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 6, OF SAID BLOCK 7, OF SAID VALLEY JUNCTION, TO THE NORTHWEST CORNER OF LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE EAST, ALONG THE NORTH LINE AND NORTH LINE EXTENDED OF SAID LOT 13, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE SOUTHWEST CORNER OF LOT 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION;

THENCE NORTH, ALONG THE WEST LINE OF LOTS 1, 2, 3, 4 AND 5, OF SAID BLOCK 6, OF SAID VALLEY JUNCTION, TO THE POINT OF BEGINNING.

(The legal description set forth herein is the entire legal description of the entire Historic West Des Moines Urban Renewal Area, including the December, 2019 Addition)



THE CITY OF WEST DES MOINES

PROJECT: **Historic West Des Moines Urban Renewal Area**

LOCATION: **Corrected Urban Renewal Area**

AUTHOR:	DATE:	SHEET:
BJM	10/30/2019	1 OF 1

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0 125 250 500 Feet

Legend

- Corrected Urban Renewal Area
- Existing Urban Renewal Area