CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Woodland Hills TIF Ordinance Amendment
City-Initiated

DATE: **December 2, 2019**

ORDINANCE: Approval of First Reading

FINANCIAL IMPACT: There is no financial impact identified at this time.

BACKGROUND: The City Council approved the Woodland Hills Urban Renewal Plan on June 27, 2011. One of the parcels identified in the legal description of the current TIF Ordinance will need to be split for a new residential subdivision. The subject parcel is currently an outlot and does not have significant valuation according to the Assessor's records. According to Iowa code, parcels included in TIF districts cannot be split due to allocation of taxes. In order to remedy, staff is recommending the removal of the parcel to be split entirely from the existing TIF Ordinance.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Staff recommends approval of the first reading of this Ordinance amendment to the Woodland Hills TIF district boundaries.

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

STAFF REVIEWS

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

PUBLICATION(S) (if applicable)

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

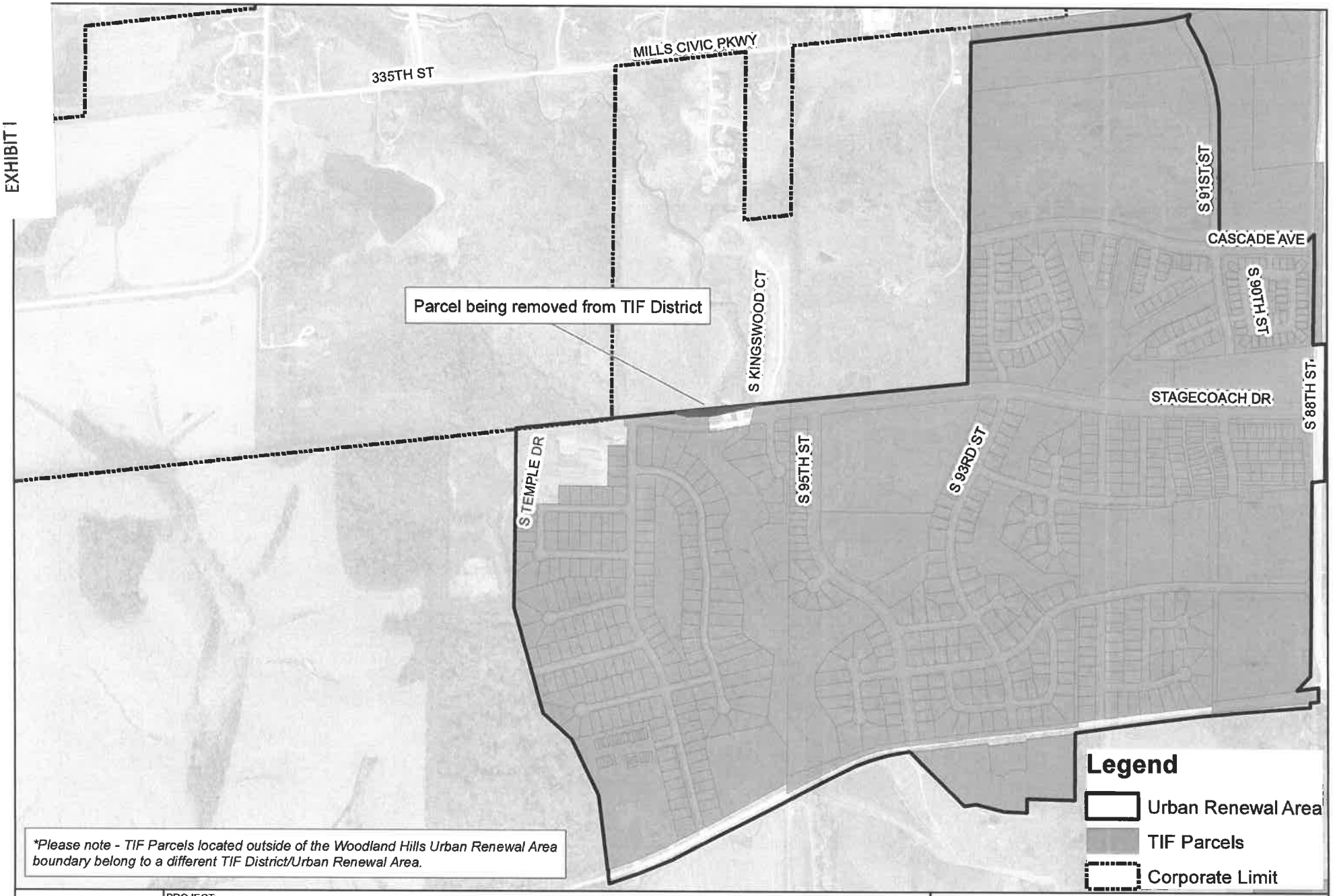
SUBCOMMITTEE REVIEW (if applicable)

Committee	N/A		
Date Reviewed	N/A		
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Map of Existing Woodland Hills TIF District
Exhibit II - Proposed Parcel Being Removed from TIF District
Exhibit III - Ordinance

EXHIBIT I



*Please note - TIF Parcels located outside of the Woodland Hills Urban Renewal Area boundary belong to a different TIF District/Urban Renewal Area.

THE CITY OF WEST DES MOINES

PROJECT:

Woodland Hills TIF/URA

LOCATION: **Tax Increment Financing District/Urban Renewal Area boundaries**

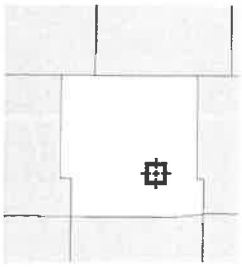
DRAWN BY: KLH | DATE: 11/25/2019 | SHT: 1 of 1

0 940 1,880 Feet

N

EXHIBIT II

Beacon™ Dallas County, IA



Overview

Legend

- Parcels
- Road Centerlines
- City Limits

Parcel ID	1622106001	**Alternate ID**	n/a	**Owner Address**	COURTYARDS AT KINGS LANDING, LLC
Sec/Twp/Rng	22-78-26	**Class**	R		720 S 68TH ST SUITE 120
Property Address		**Acreage**	0.52		WEST DES MOINES IA 50325
District	690000				
Brief Tax Description	KINGS LANDING PLAT 2 OUTLOT A (Note: Not to be used on legal documents)				

Date created: 11/22/2019
Last Data Uploaded: 11/21/2019 10:09:46 PM

Developed by Schneider GEOSPATIAL

ORDINANCE NO._____

An Ordinance Deleting Property From the Tax Increment Financing District for the Woodland Hills 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 Woodland Hills Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to that ordinance, a portion of the Woodland Hills 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 Woodland Hills 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:

OUTLOT A IN KINGS LANDING PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Woodland Hills 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 16th day of December, 2019.

_____
Steven Gaer, Mayor

Attest:

_____
Ryan Jacobson, City Clerk

Read First Time: December 2, 2019
Read Second Time: December 16, 2019