CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Woodland Hills TIF Ordinance Amendment
City-Initiated

DATE: April 20, 2020

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. Two of the parcels identified in the legal description of the current TIF Ordinances will need to be split for a new residential subdivision. The subject parcels are currently vacant and will be subdivided into single-family and multi-family lots. 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 parcels to be split entirely from the existing TIF Ordinance. It is not anticipated that this property will have significant valuation enough to be included as a new 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

STAFF REVIEWS

Interim Department Director	Jamie Letzring, Deputy City Manager
Appropriations/Finance	TS
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

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

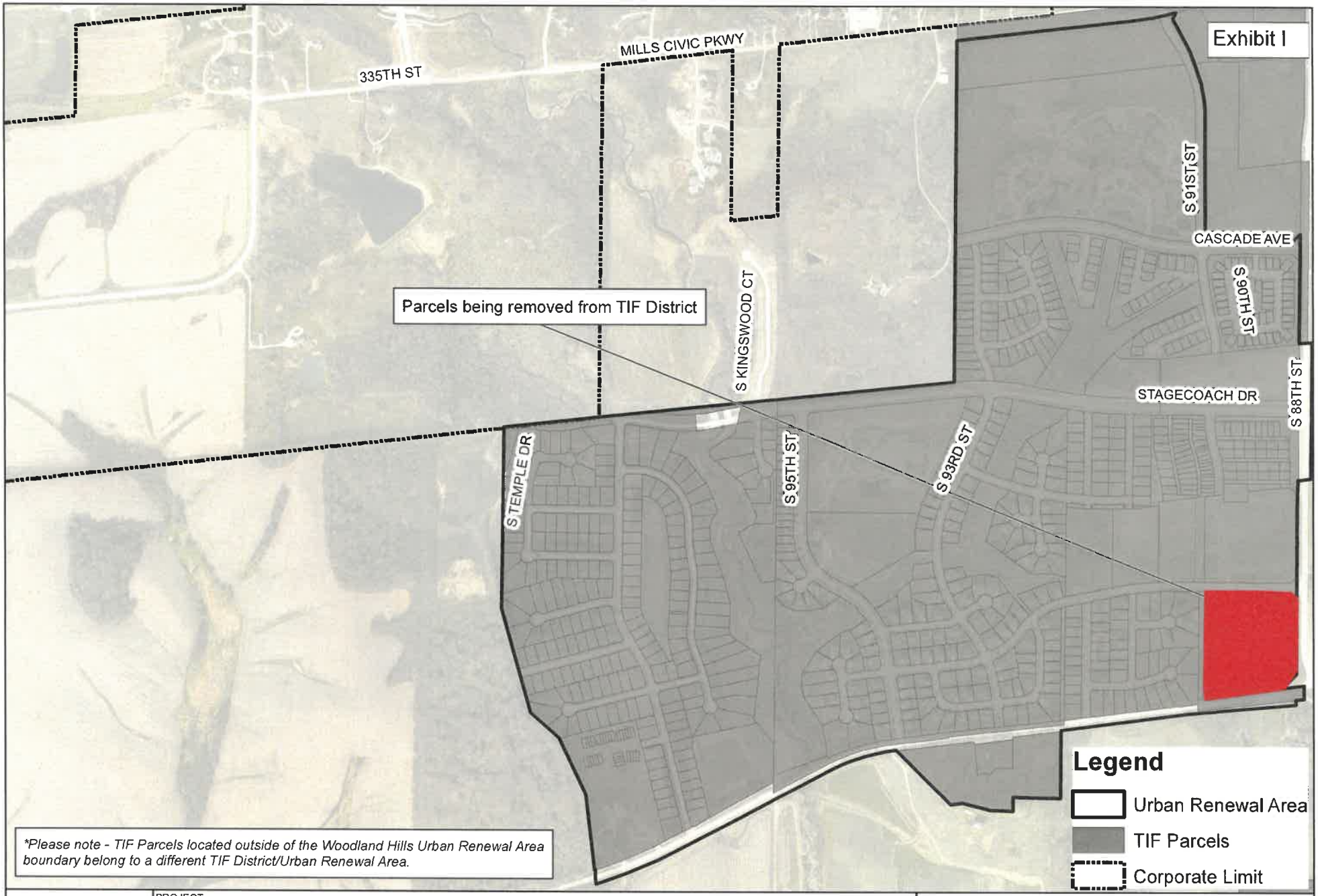
SUBCOMMITTEE REVIEW (if applicable)

Committee	Finance & Administration Subcommittee		
Date Reviewed	April 08, 2020		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Map of Existing Woodland Hills TIF District
Exhibit II - Proposed Parcels Being Removed from TIF Districts
- Exhibit II (a) – Parcel 1622279001
- Exhibit II (b) – Parcel 1622127013

Exhibit III - Ordinance



*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: 4/5/2020 | SHT: 1 of 1

0 940 1,880 Feet

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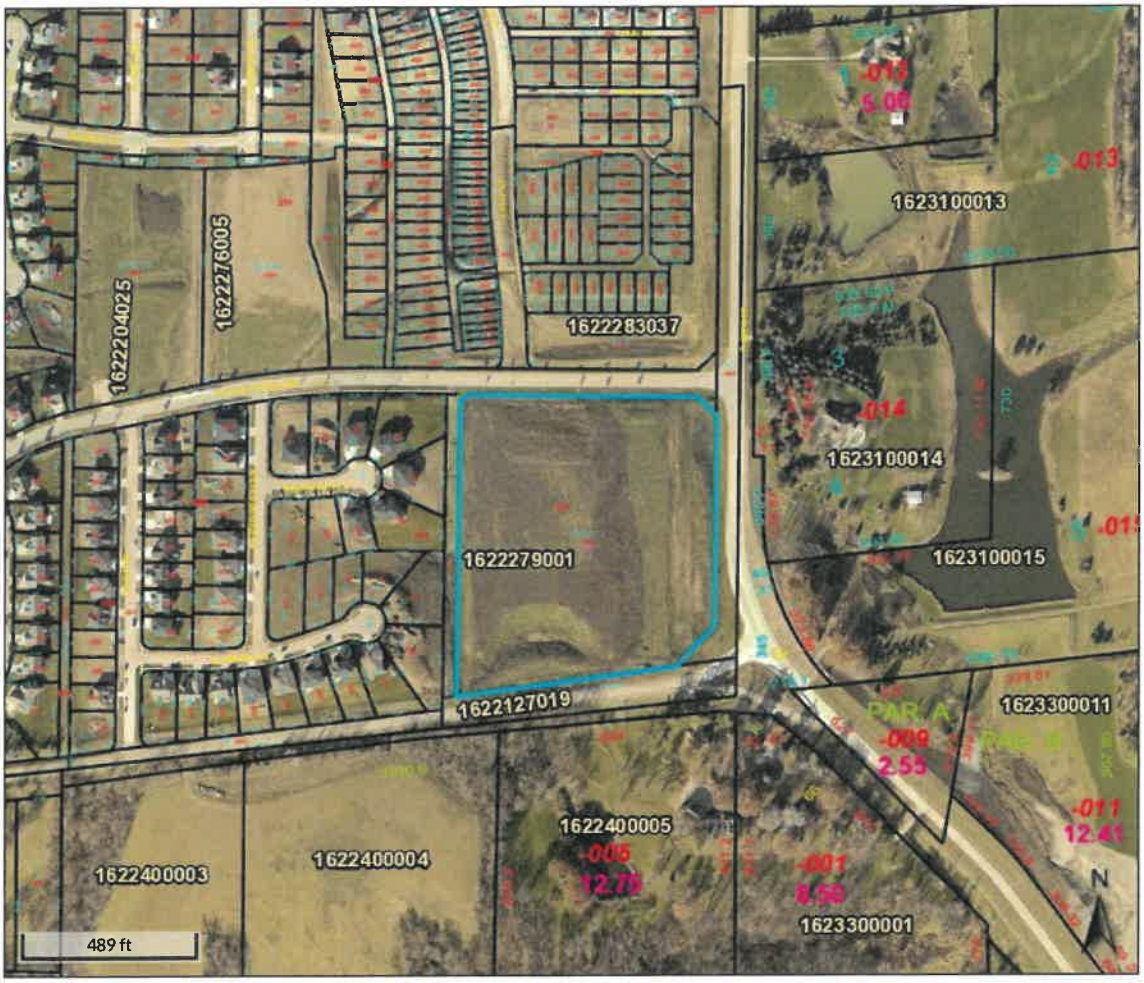
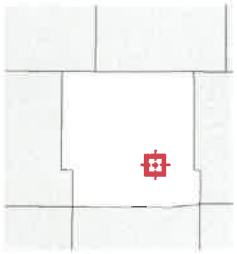
Beacon™ Dallas County, IA





Overview

Legend

- Parcels
- Road Centerlines
- City Limits

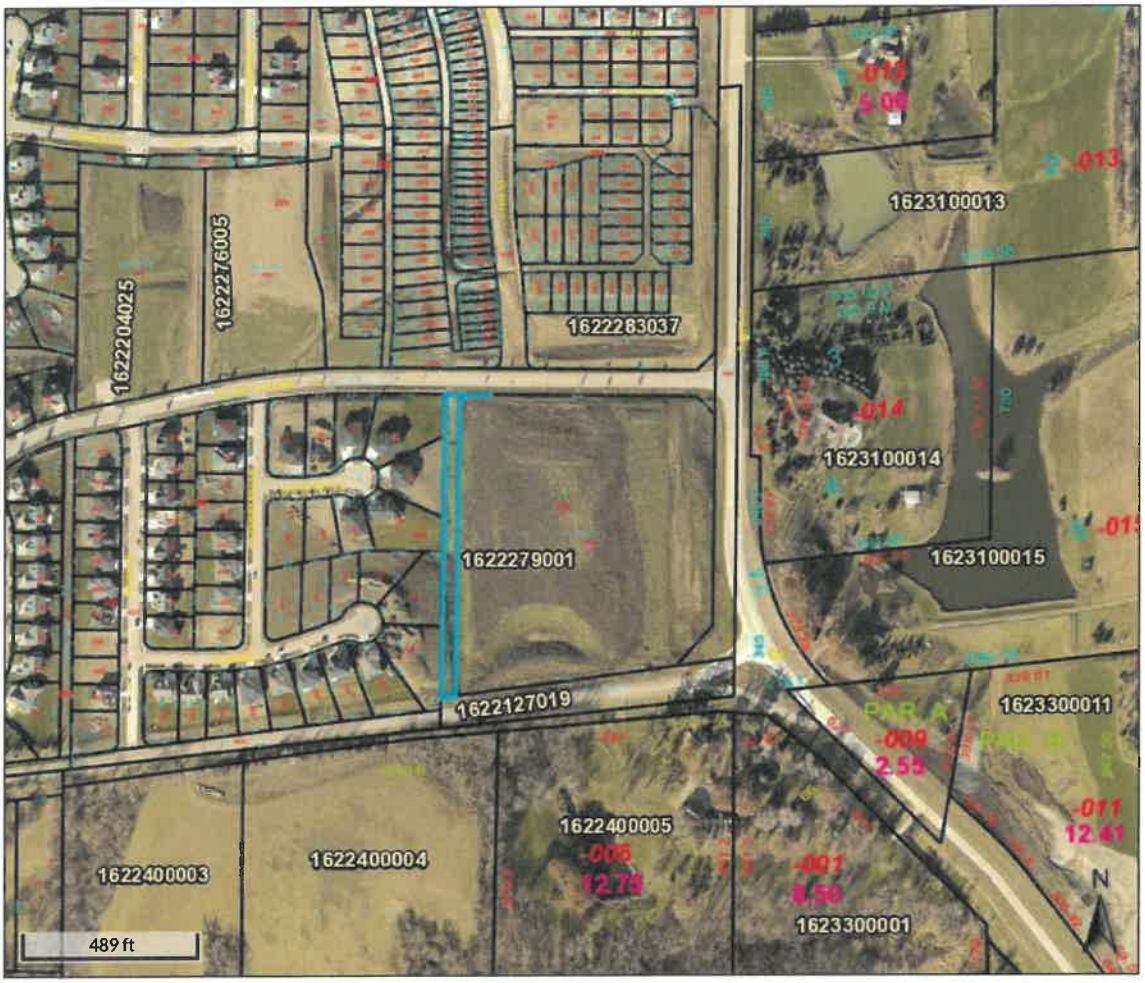
Parcel ID	1622279001	**Alternate ID**	n/a	**Owner Address**	COMMUNITY BUSINESS LENDERS SERVICE COMPANY LLC
Sec/Twp/Rng	22-78-26	**Class**	R		5000 WESTOWN PKWY, SUITE 420
Property Address		**Acreage**	11.82		WEST DES MOINES IA 50266
District	690000				
Brief Tax Description	CORRECTED MICHAEL'S LANDING PLAT 1 OUTLOT S				
	(Note: Not to be used on legal documents)				

Date created: 4/9/2020
Last Data Uploaded: 4/8/2020 10:27:16 PM

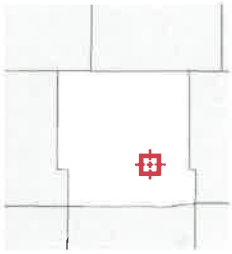
Developed by Schneider GEOSPATIAL

Exhibit II (b)

Beacon™ Dallas County, IA



Overview



Legend

- Parcels
- Road Centerlines
- City Limits

Parcel ID	1622127013	**Alternate ID**	n/a	**Owner Address**	COMMUNITY BUSINESS LENDERS SERVICE COMPANY LLC
Sec/Twp/Rng	22-78-26	**Class**	R		5000 WESTOWN PKWY SUITE 420
Property Address		**Acreage**	0.65		WEST DES MOINES IA 50266
District	690000				
Brief Tax Description	CORRECTED MICHAEL'S LANDING PLAT 1 LOT J				
	(Note: Not to be used on legal documents)				

Date created: 4/9/2020
Last Data Uploaded: 4/8/2020 10:27:16 PM

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ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 1935, 2315, AND 2400 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON CERTAIN PROPERTY LOCATED WITHIN THE WOODLAND HILLS URBAN RENEWAL AREA, IN THE CITY OF WEST DES MOINES, COUNTY OF DALLAS, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF WEST DES MOINES, COUNTY OF DALLAS, WEST DES MOINES COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE WOODLAND HILLS URBAN RENEWAL AREA (**REMOVING A SPLIT PARCEL FROM THE DIVISION OF TAXES**)

WHEREAS, the City Council of the City of West Des Moines, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 11-06-27-13 passed and approved on the 27th day of June, 2011, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Woodland Hills Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Plan has subsequently been amended three times (in 2011, 2012, and 2013); and

WHEREAS, on October 17, 2011, the City Council of the City of West Des Moines, State of Iowa, adopted Ordinance No. 1935 and provided for the division of taxes within the entire Woodland Hills Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa, and created separate tax increment financing (TIF) Sub-Areas labelled, A, B, C, D, E, F, G, R-1, R-2 and R-3; and

WHERAS, on July 9, 2018, the City Council of the City of West Des Moines, State of Iowa, adopted Ordinance No. 2315, which deleted certain property from the division of taxes and added a portion of the 2018 Addition to the Woodland Hills Urban Renewal Area to the division of taxes; and

WHERAS, on December 16, 2019, the City Council of the City of West Des Moines, State of Iowa, adopted Ordinance No. 2400 which deleted certain property from the division of taxes; and

WHEREAS, certain property located within the Urban Renewal Area was recently re-platted and resulted in a tax parcel being split between two existing TIF Sub-Areas (Sub-Area F and Sub-Area R-3) created by Ordinance No. 1935; and

WHEREAS, the City has determined that in order to avoid unnecessary confusion, it will amend Ordinance Nos. 1935, 2315, and 2400 so as to exclude the split tax parcel from the division of revenue by removing the split parcel from both existing TIF Sub-Areas F and R-3; and

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of West Des Moines, State of Iowa, in the future to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City has determined that in order to fulfill the purposes, objectives and projects for the Urban Renewal Area, certain portions of the Urban Renewal Area must be removed from Ordinance Nos. 1935, 2315, and 2400 and no longer subject to the division of taxes under Section 403.19 of the Code of Iowa.

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

Section 1. The following portion of the Woodland Hills Urban Renewal Area shall be and is hereby removed from Ordinance Nos. 1935, 2315, and 2400, and TIF Sub-Areas F and R-3, and shall no longer be subject to the division of taxes under Section 403.19 of the Code of Iowa ("Removed Property"):

OUTLOT S AND STREET LOT J IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

Section 2. That the portion of the Woodland Hills Urban Renewal Area that is not being removed from Ordinance Nos. 1935, 2315, and 2400 by this Ordinance shall be and remains subject to all of the provisions of Ordinance Nos. 1935, 2315, and 2400, and the base value for said property shall remain unchanged by this Ordinance.

Section 3. That except as amended herein, Ordinance Nos. 1935, 2315, and 2400, shall remain in full force and effect.

Section 4. That nothing herein shall be interpreted as altering the boundaries or removing any property from the Urban Renewal Area (For purposes of clarity, while the Removed Property is no longer subject to the division of revenue provided for in section 403.19, the Removed Property remains a part of the Woodland Hills Urban Renewal Area).

Section 5. That 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 or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section 8. This Ordinance shall be codified in Title I, Chapter 10, Article B of the City Code for West Des Moines, Iowa.

PASSED AND APPROVED this _____ day of _____, 2020.

_____
Steven Gaer, Mayor

ATTEST:

_____
Ryan Jacobson, City Clerk

Read First Time: _____, 2020

Read Second Time: _____, 2020

Read Third Time: _____, 2020

PASSED AND APPROVED: _____, 2020.

I, _____, City Clerk of the City of West Des Moines, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2020, signed by the Mayor on _____, 2020, and published in the Des Moines Register on _____, 2020.

_____
City Clerk, City of West Des Moines, State of Iowa

(SEAL)

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