CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Termination of 4125 Westtown Parkway Urban Renewal Area -City Initiated **DATE: November 1, 2021**

ORDINANCE: Approval of the Second Reading, and Waive Third Reading and Adopt Ordinance repealing Ordinance number 1990 providing for the division of taxes levied on the taxable properties in the 4125 Westown Parkway URA

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

BACKGROUND: The 4125 Westown Parkway Urban Renewal Plan was adopted by action of the City Council on May 28, 2013. 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 4125 Westown Parkway Renewal Plan and corresponding TIF district was created to facilitate a Development Agreement between the City, 4125 Westown, LLC, Hurd Westown, LLC, and Shive Hattery, Inc. to support the redevelopment of the property at 4125 Westown Parkway through Tax Increment Finance rebates.

The Resolution terminating the URP and ending the Urban Renewal Area was approved by City Council on October 18, 2021

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

RECOMMENDATION: Staff recommends the approval of the second reading, waiver of the third reading and adopt the Ordinance repealing Ordinance Number 1990.

Lead Staff Member: Rachel Wacker, Business Development Coordinator

STAFF REVIEWS

Department Director	Clyde E. Evans, Community and Economic Development Department
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	Finance & Administration		
Date Reviewed			
Recommendation	Yes ☐	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Ordinance

ORDINANCE NO. _____

AN ORDINANCE **REPEALING** ORDINANCE NO. 1990 PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 4125 WESTOWN PARKWAY URBAN RENEWAL AREA, IN THE CITY OF WEST DES MOINES, IOWA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA.

WHEREAS, the City of West Des Moines ("City") adopted the 4125 Westown Parkway Urban Renewal Plan ("Plan") for the 4125 Westown Parkway Urban Renewal Area ("Urban Renewal Area") by action of the City Council on May 28, 2013; and

WHEREAS, the City adopted Ordinance No. 1990 on June 10, 2013 to implement the division of property tax revenues under Iowa Code Section 403.19 in the Urban Renewal Area; and

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

WHEREAS, the projects described in the Plan are contemplated, and therefore the City determined the Plan was no longer needed and the City Council has terminated the Plan and the Urban Renewal Area by Resolution No. _____; and

WHEREAS, accordingly, the City has determined to repeal Ordinance No. 1990 providing for the division of taxes levied on taxable property in the Urban Renewal Area.

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

Section 1. That Ordinance No. 1990 is hereby repealed in its entirety and shall have no further effect.

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

Section 3. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED the _____ day of _____, 2021.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

Read First Time: _____, 2021 Vote for passage: _____

Read Second Time: _____, 2021 Vote for passage: _____

Read Third Time: _____, 2021 Vote for passage: _____

PASSED AND APPROVED: _____, 2021.

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 _____, 2021, signed by the Mayor on _____, 2021, and published in the Des Moines Register on _____, 2021.

_____

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

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