CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: Coachlight Drive TIF District Ordinance Amendment - City Initiated

DATE: November 18, 2024

Ordinance: Approval of the First Reading of the Ordinance amending Ordinance Numbers 2202, 2316, and 2348 providing for the division of taxes levied on certain taxable properties in the Coachlight Drive Urban Renewal Area, effective July 1, 2025

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

BACKGROUND: Staff has initiated the process to amend the Coachlight Drive Tax Increment Financing (TIF) District. In 2017, City Council approved the Coachlight Drive Urban Renewal Plan and authorized the creation of the subsequent TIF district. The purpose of this TIF District amendment is to remove approximately 10-acres of undeveloped land ("subject property") to add the subject property to the South 81st Street Urban Renewal Area and subsequent South 81st Street TIF Ordinance under separate council action. The proposed change to add the subject property into the South 81st Street TIF district will ensure that the proposed Hope Development & Realty, LLC project (formerly known as the Highgate Development) will be included entirely within one common TIF district, and not split between two separate TIF districts.

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

RECOMMENDATION: Staff recommends approval of the first reading of the Ordinance amending Ordinance Numbers 2202, 2316, and 2348 providing for the division of taxes levied on certain taxable properties within this segment of the Coachlight Drive Urban Renewal Area, effective July 1, 2025.

Lead Staff Member: Bryce Johnson, Business Development Coordinator

STAFF REVIEWS

Department Director	Ryan Moffatt, Community and Economic Development Department
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Jessica Grove, Deputy City Attorney
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	N/A		
Date Reviewed	No Deliberation or Action Taken		
Recommendation	Yes	No	Split

ATTACHMENTS:

Attachment A – Vicinity Map

THE CITY OF WEST DES MOINES

Attachment A: Coachlight TIF Ord. Amendment

The information provided on this Geographic Information System (GIS) map is intended for general reference purposes only. While every effort has been made to ensure the accuracy, reliability, and timeliness of the data presented, users are advised to exercise caution and discretion when utilizing the information for decision-making or analysis. Please contact the City of West Des Moines' CED department for more information.

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ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 2202, 2316, AND 2348 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN** PROPERTY LOCATED WITHIN THE AMENDED COACHLIGHT DRIVE URBAN RENEWAL AREA, IN 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, WAUKEE 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 AMENDED COACHLIGHT DRIVE URBAN RENEWAL AREA **(AMENDMENT NO. 6 TO THE COACHLIGHT DRIVE URBAN RENEWAL PLAN – REMOVING PROPERTY FROM THE AMENDMENT NO. 2 AREA)**

WHEREAS, the City Council of the City of West Des Moines, State of Iowa, has heretofore, in Ordinance Nos. 2202, 2316, and 2348 provided for the division of taxes within the Coachlight Drive Urban Renewal Area ("Area" or "Urban Renewal Area"), pursuant to Section 403.19, Code of Iowa; and

WHEREAS, territory referred to herein as the Amendment No. 6 Area will be removed from the Coachlight Drive Urban Renewal Area through the adoption of Amendment No. 6 to the Coachlight Drive Urban Renewal Plan on December 16, 2024; and

WHEREAS, the City desires to remove the Amendment No. 6 Area from the division of taxes, which Amendment No. 6 Areas includes:

LOT 6, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT PARCEL 21-5 BEING A PART OF SAID LOT 6, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

AND

PARCEL 21-4 BEING A PART OF LOT 5, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Coachlight Drive Urban Renewal Area, and the continuing needs of redevelopment

within the amended Coachlight Drive Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Coachlight Drive Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

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

Ordinance Numbers 2202, 2316, and 2348 are hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) Original Area means that portion of the City of West Des Moines, State of Iowa, described in the Urban Renewal Plan for the Coachlight Drive Urban Renewal Area approved by Resolution No. 17-02-21-07 on the 21st day of February, 2017, which Original Area includes the lots and parcels located within the area legally described as follows:

A TRACT OF LAND IN SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA , IS INCLUDED IN THE COACHLIGHT URBAN RENEWAL PLAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT A, VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY , IOWA, WITH SAID POINT OF BEGINNING BEING LOCATED ON THE EAST LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 14, TO THE SOUTH RIGHT OF WAY LINE EXTENDED OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE EXTENDED AND THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE EAST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 81ST STREET, A DISTANCE OF 250 FEET;

THENCE WEST, ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE INTERSECTION OF THE WEST LINE EXTENDED OF STREET LOT P, HERITAGE BEND PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE EXTENDED OF STREET LOT P OF SAID HERITAGE BEND PLAT 1, TO THE SOUTHWEST CORNER OF SAID STREET LOT P;

THENCE NORTH, ALONG THE WEST LINE OF STREET LOT P OF SAID HERITAGE BEND PLAT 1, TO THE NORTHWEST CORNER OF SAID LOT P, SAID POINT BEING LOCATED ON THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE EAST, ALONG THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTH LINE EXTENDED OF BRIDGEWOOD SOUTH, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EAST, ALONG THE SOUTH LINE EXTENDED OF SAID BRIDGEWOOD SOUTH, TO THE SOUTHWEST CORNER OF SAID BRIDGEWOOD SOUTH;

THENCE EAST, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD SOUTH SUBDIVISION, TO THE SOUTHWESTERLY LINE OF GARDENS AT BRIDGEWOOD PLAT 2, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID GARDENS AT BRIDGEWOOD PLAT 2, TO THE SOUTHWESTERLY LINE OF VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL SUBDIVISION NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID VILLAS AT BRIDGEWOOD PLAT 1, TO THE SOUTHEAST CORNER OF LOT A, OF SAID VILLAS AT BRIDGEWOOD PLAT 1, SAID POINT BEING THE POINT OF BEGINNING;

b) Amendment No. 1 did not add or remove land.

c) Amendment No. 2 Area means that portion of the City of West Des Moines, State of Iowa, described in Amendment No. 2 to the Urban Renewal Plan for the Coachlight Drive Urban Renewal Area approved by Resolution No. 18-06-25-17 on the 25th day of June, 2018, which Amendment No. 2 Area includes the lots and parcels located within the area legally described as follows:

A TRACT OF LAND IN SECTIONS 10, 11, 13, 14, 15 AND 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, IS INCLUDED IN THE COACHLIGHT DRIVE TIF DISTRICT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 'A', VILLAS AT BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, WITH SAID POINT OF BEGINNING BEING LOCATED ON THE EAST LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND LOCATED ON THE CENTERLINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY;

THENCE WESTERLY, ALONG THE SOUTHERLY LINE (LOT 'A', LOT 'B', AND PARTIAL LOT 'C') OF SAID VILLAS AT BRIDGEWOOD PLAT 1, TO THE NORTHEAST CORNER OF LOT 'A', GARDENS AT BRIDGEWOOD PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTHERLY AND WESTERLY, ALONG THE SOUTH LINE (LOT 'A', LOT 4, LOT 5, AND PARTIAL LOT 7) OF SAID GARDENS AT BRIDGEWOOD PLAT 2, TO THE SOUTHEAST CORNER OF BRIDGEWOOD SOUTH, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID BRIDGEWOOD SOUTH, AND THE PROJECTION TO THE WEST OF THE SOUTH LINE OF BRIDGEWOOD SOUTH, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET;

THENCE SOUTHERLY, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO THE NORTHWEST CORNER OF STREET LOT P, HERITAGE BEND PLAT 1, AN OFFICIAL SUBDIVISION NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF STREET LOT P, HERITAGE BEND PLAT 1, TO THE SOUTHWEST CORNER OF STREET LOT P, HERITAGE BEND PLAT 1;

THENCE CONTINUING SOUTHERLY, ALONG THE PROJECTION OF THE WEST LINE OF STREET LOT P, HERITAGE BEND PLAT 1, TO THE SOUTH RIGHT OF WAY OF MILLS CIVIC PARKWAY;

THENCE EASTERLY, ALONG THE SOUTH RIGHT OF WAY OF MILLS CIVIC PARKWAY, TO THE WEST RIGHT OF WAY OF SOUTH 81st STREET;

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81st STREET, A DISTANCE OF 250 FEET;

THENCE EASTERLY, ALONG A LINE 250 FEET SOUTH OF AND PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALSO BEING THE CENTERLINE OF S 81ST STREET;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TO THE SOUTHERLY POINT OF THE NORTH LINE OF STREET LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID STREET LOT 'B';

THENCE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, TO THE SOUTHWEST CORNER OF STREET LOT 'B', ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BOTH IN THE CASCADES AT JORDAN CREEK PLAT 1;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE AND THE SOUTH LINE EXTENDED OF LOT 1, THE CASCADES AT JORDAN CREEK PLAT 1, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, ALSO BEING A POINT ON THE EAST LINE OF SUNSET RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE EAST LINE OF SUNSET RIDGE, TO THE SOUTHEAST CORNER OF LOT 6, SUNSET RIDGE;

THENCE WEST, ALONG THE SOUTH LINE OF LOT 6, TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING AT THE EAST RIGHT OF WAY LINE OF S 88TH STREET;

THENCE SOUTH, ALONG THE EAST RIGHT OF WAY LINE OF S 88TH STREET, TO THE SOUTH LINE OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW-INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALSO BEING THE SOUTHEAST CORNER OF STREET LOT "Z" IN CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE WEST, ALONG THE SOUTH LINE OF SAID STREET LOT "Z', TO THE SOUTHWEST CORNER OF SAID STREET LOT "Z", BEING ALSO THE WEST RIGHT OF WAY LINE OF S 88TH STREET;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTH 88TH STREET, TO THE NORTHEAST CORNER OF STREET LOT 'D' IN CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL SUBDIVISION NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH AND WESTERLY, ALONG THE NORTH LINE OF SAID STREET LOT 'D', TO THE SOUTHEAST CORNER OF STREET LOT 'H', CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID STREET LOT 'H', TO THE INTERSECTION POINT OF STREET LOT 'AA', OF SAID CORRECTED MICHAEL'S LANDING PLAT 1;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID STREET LOT 'AA', TO THE SOUTHWEST CORNER OF SAID STREET LOT 'AA', SAID POINT ALSO BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; ALSO BEING THE SOUTH LINE OF STREET LOT 'AA', AND THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY;

THENCE NORTH, ALONG THE WEST LINE OF SAID STREET LOT 'AA' TO THE NORTHWEST CORNER OF SAID STREET LOT 'AA', BEING ALSO THE CENTER OF SECTION, SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF LOT "A" ROAD, CEDAR RIDGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT "A" ROAD, CEDAR RIDGE, TO THE PROJECTION SOUTH OF THE WEST LINE OF LOT 7, CEDAR RIDGE;

THENCE NORTH ALONG THE PROJECTION OF THE WEST LINE OF LOT 7 CEDAR RIDGE, TO THE SOUTHWEST CORNER OF LOT 7, CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF LOT 7, TO THE SOUTHWEST CORNER OF LOT 21, CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 21, TO THE SOUTHEAST CORNER OF LOT 25 OF SAID CEDAR RIDGE;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 25 AND 26 TO THE SOUTHWEST CORNER OF LOT 26 OF SAID CEDAR RIDGE;

THENCE NORTH THEN SOUTHWESTERLY THEN NORTH AGAIN, ALONG THE WEST LINE OF SAID LOT 26, CEDAR RIDGE, TO THE NORTHWEST CORNER OF LOT 28, OF SAID CEDAR RIDGE;

THENCE WEST, TO THE SOUTHWEST CORNER OF LOT 29 OF SAID CEDAR RIDGE;

THENCE NORTH, ALONG THE WEST LINE OF LOT 29 OF SAID CEDAR RIDGE, TO THE NORTHWEST CORNER OF SAID LOT 29;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOTS 29, 30, AND 31 OF SAID CEDAR RIDGE, TO THE SOUTHWEST CORNER OF THE NE 1/4 NE 1/4 OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF THE NE1/4 NE1/4 OF SECTION 15, 429.06 FEET TO THE SOUTHWEST CORNER OF AN ACQUISITION PLAT FOR COACHLIGHT DRIVE, RECORDED IN BOOK 2015 PAGE 20234, RECORDED IN DALLAS COUNTY IOWA;

THENCE NORTH, TO THE SOUTH LINE OF STREET LOT 'E', WHISPER RIDGE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST ALONG THE SOUTH LINE OF STREET LOT E TO THE SOUTHWEST CORNER OF STREET LOT E WHISPER RIDGE PLAT 3 NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

THENCE NORTH, ALONG THE WEST LINE OF STREET LOT E AND LOTS 18-20, 26, 27, 31-35, STREET LOT A AND OUTLOT "X", WHISPER RIDGE PLAT 3, TO THE NORTHWEST CORNER OF OUTLOT 'X', WHISPER RIDGE PLAT 3, ALSO BEING THE SOUTHWEST CORNER OF OUTLOT V, WHISPER RIDGE PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF OUTLOT V, TO THE SOUTHWEST CORNER OF OUTLOT W, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF OUTLOT W, TO THE WEST CORNER, ALSO BEING A BEND, ON THE SOUTHERNMOST LINE OF LOT 11, WHISPER RIDGE PLAT 2;

THENCE NORTHWESTERLY, ALONG THE SOUTHWEST LINE OF LOT 11, WHISPER RIDGE PLAT 2, TO THE SOUTHEAST CORNER OF LOT 12, WHISPER RIDGE PLAT 2;

THENCE NORTHWESTERLY, ALONG THE SOUTH LINE OF LOT 12, TO THE SOUTHWEST CORNER OF LOT 12, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 12, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 13, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 13, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 14, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 14, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 15, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 15, WHISPER RIDGE PLAT 2, TO THE SOUTHWEST CORNER OF LOT 16, WHISPER RIDGE PLAT 2;

THENCE NORTH, ALONG THE WEST LINE OF LOT 16, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOTS 16 AND 17, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 17, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 18, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 18, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 19, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 19, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 20, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 20, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 21, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 21, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 22, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 22, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF STREET LOT A, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT A, WHISPER RIDGE PLAT 2, TO THE NORTHWEST CORNER OF LOT 33, WHISPER RIDGE PLAT 2;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 33, WHISPER RIDGE PLAT 2, TO THE NORTHEAST CORNER OF LOT 33, WHISPER RIDGE PLAT 2, BEING ALSO THE NORTHWEST CORNER OF LOT 1, WHISPER RIDGE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF LOT 1, WHISPER RIDGE PLAT 1, TO THE NORTHWEST CORNER OF STREET LOT 'C', WHISPER RIDGE PLAT 1, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF 88TH STREET;

THENCE CONTINUING NORTHEASTERLY, ALONG THE NORTH LINE OF STREET LOT 'C', WHISPER RIDGE PLAT 1, TO THE WEST RIGHT OF WAY LINE

OF 88TH STREET, RUNNING NORTH OF STREET LOT 'C' WHISPER RIDGE PLAT 1;

THENCE NORTH, ALONG THE WEST RIGHT OF WAY LINE OF 88TH STREET, TO THE WESTERLY PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY;

THENCE NORTHEAST, ALONG THE WESTERLY PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF STREET LOT 'B', PARK 88, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF STREET LOT 'B', PARK 88, TO THE SOUTHWEST CORNER OF LOT 1, PARK 88;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 1, PARK 88, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 3, STONE CREEK VILLAS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 3, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 4, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 4, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 9, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 9, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 10, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 10, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 11, STONE CREEK VILLAS;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 11, STONE CREEK VILLAS, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 'B', HERITAGE HILLS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 'B', HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF OUTLOT 'Z', HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF OUTLOT 'Z', HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 24, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 24, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 23, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 23, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 22, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 22, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 21, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 21, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 20, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 20, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 19, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 19, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 18, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 18, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 17, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 17, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 16, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 16, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 15, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 15, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 14, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 14, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 13, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 13, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 12, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 12, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 11, HERITAGE HILLS PLAT 1;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 11, HERITAGE HILLS PLAT 1, AND BEING THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE SOUTHWEST CORNER OF LOT 10, HERITAGE HILLS PLAT 1:

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 10, HERITAGE HILLS PLAT 1, AND BEING THE NORTHRIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY AND THE WEST RIGHT OF WAY LINE OF 81ST STREET;

THENCE EASTERLY, ALONG THE PROJECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY AND THE EAST RIGHT OF WAY LINE OF 81ST STREET, BEING THE SOUTHWEST CORNER OF LOT 6, BARTLETT FARM PLAT 8, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE NORTHEASTERLY, ALONG THE SOUTH LINE OF LOT 6, BARTLETT FARM PLAT 8, AND BEING THE NORTH LINE OF E.P. TRUE PARKWAY, TO THE SOUTHEAST CORNER OF SAID LOT 6, BARTLETT FARM PLAT 8, AND ALSO BEING THE SOUTHWEST CORNER OF LOT 8, ARBOR SPRINGS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTH LINE OF LOT 8, ARBOR SPRINGS PLAT 1, AND BEING THE NORTH LINE OF LOT 'A', BRIDGEWOOD SCHOOL, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, TO THE NORTHEAST CORNER OF LOT 'A', BRIDGEWOOD SCHOOL;

THENCE SOUTHERLY AND EASTERLY, ALONG THE NORTH RIGHT OF WAY LINE OF E.P. TRUE PARKWAY, TO THE NORTHEAST CORNER OF SAID E.P. TRUE PARKWAY, AS SHOWN ON THE ACQUISITION PLAT IN BOOK 2002 PAGE 1211, PAGE 6 OF 8 OF THE RECORDS OF THE DALLAS COUNTY RECORDER, BEING ON THE WEST RIGHT OF WAY LINE OF 74™ STREET I SOUTH JORDAN CREEK PARKWAY;

THENCE EAST, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; AND ALSO, BEING AT THE CENTER OF 74TH STREET / SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TO THE SOUTHEAST CORNER OF SAID SECTION 11, BEING THE NORTHEAST CORNER OF SECTION 14 AND THE NORTHWEST CORNER OF SECTION 13, ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; AND ALSO BEING AT THE CENTER OF 74TH STREET I SOUTH JORDAN CREEK PARKWAY;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; AND ALSO, BEING AT THE CENTER OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY; TO THE SOUTHWEST CORNER OF LOT E, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE EASTERLY, ALONG THE SOUTH LINE OF LOT E, JORDAN CREEK TOWN CENTER PLAT 1 - REPLAT 1, TO THE NORTHWEST CORNER OF LOT 3, HURD JORDAN PLAT 2, AN OFFICIAL SUBDIVISION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS, COUNTY, IOWA, BEING ALSO ON THE EAST RIGHT OF WAY LINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY;

THENCE EASTERLY, ALONG THE NORTH LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH, ALONG THE EAST LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE SOUTHWEST AND WESTERLY, ALONG THE SOUTH LINE OF LOT 3, HURD JORDAN PLAT 2, TO THE SOUTHEAST CORNER OF LOT 4, HURD JORDAN PLAT 2;

THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 4, HURD JORDAN PLAT 2, TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE WEST, ON A PROJECTION OF THE SOUTH LINE OF SAID LOT 4, TO A POINT ON THE EAST LINE OF SAID SECTION 14; ALSO BEING AT THE CENTERLINE OF 74TH STREET/ SOUTH JORDAN CREEK PARKWAY AND ON THE EAST LINE OF LOT 'B', BRIDGEWOOD PLAT 1, AN OFFICIAL PLAT, NOW

INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 14, THE EAST LINE OF LOT 'B', BRIDGEWOOD PLAT 1, AND THE EAST LINE OF LOT 'A', VILLAS AT BRIDGEWOOD PLAT 1, TO THE POINT OF BEGINNING.

d) Amendment No. 3 Area means that portion of the City of West Des Moines, State of Iowa, described in Amendment No. 3 to the Urban Renewal Plan for the Coachlight Drive Urban Renewal Area approved by Resolution No. 19-02-04-21 on the 4th day of February, 2019, which Amendment No. 3 Area **removed** the lots and parcels located within the area legally described as follows:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "AA" AS FILED IN BOOK 2014 PAGE 4167 OF THE DALLAS COUNTY RECORDER'S OFFICE, BEING A POINT ON THE EAST LINE OF LOT 5 SUNSET RIDGE AS FILED IN BOOK 6 PAGE 244 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE NORTH ALONG THE EAST LINE OF LOTS 5, 4, 3, 2 AND 1 OF SAID SUNSET RIDGE, TO THE SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, AS DESCRIBED IN ACQUISITION PLAT FILED IN BOOK 2009 PAGE 15835 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE OF MILLS CIVIC PARKWAY, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, TO THE SOUTHERLY POINT OF THE NORTH LINE OF STREET LOT 'B', THE CASCADES AT JORDAN CREEK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA;

THENCE WEST, TO THE WEST RIGHT OF WAY LINE OF SOUTH 81ST STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID STREET LOT 'B';

THENCE WEST AND THENCE NORTHWEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SOUTH 81ST STREET, TO THE SOUTHEAST CORNER OF STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, AS FILED IN BOOK 2015 PAGE 13814 OF THE DALLAS COUNTY RECORDER'S OFFICE;

THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF SAID STREET LOT 'A' OF THE CASCADES AT JORDAN CREEK PLAT 1, TO THE SOUTHWEST CORNER OF SAID STREET LOT 'A';

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF STREET LOT 'A', TO A POINT ON THE NORTH LINE OF PARCEL "AA" IN BOOK 2014 PAGE 4167;

THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF SAID PARCEL "AA", TO THE POINT OF BEGINNING.

e) Amendment No. 4 did not add or remove land.

f) Amendment No. 5 added land to the Area but the City has not yet placed any of the Amendment No. 5 Area in this Ordinance nor subjected it to the division of revenue.

g) Amendment No. 6 Area means that portion of the City of West Des Moines, State of Iowa, described in Amendment No. 6 to the Urban Renewal Plan for the Coachlight Drive Urban Renewal Area which will be approved by resolution on the 16th day of December, 2024, which Amendment No. 6 Area **removes** the lots and parcels located within the area legally described as follows:

LOT 6, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, EXCEPT PARCEL 21-5 BEING A PART OF SAID LOT 6, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

AND

PARCEL 21-4 BEING A PART OF LOT 5, SUNSET RIDGE, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 21595 IN THE DALLAS COUNTY RECORDER'S OFFICE.

h) Amended Area means that portion of the City of West Des Moines, State of Iowa, included within the Original Area and Amendment No. 2 Area, except the portions removed by Amendment Nos. 3 and 6, which Amended Area includes the lots and parcels located within the area legally described in subsections (a) – (g).

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Dallas, Iowa, Waukee Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the Original Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Area upon the total sum of the assessed value of the taxable property in the Original Area as shown on the assessment roll as of January 1, 2017, being January 1 of the calendar year preceding the first calendar year in which the municipality certified to the county auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described in Ordinance No. 2202, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Amendment No. 2 Area (less the Amendment No. 3 Area and Amendment No. 6 Area), base period taxes shall be computed in the same manner using the total assessed value Amendment No. 2 Area (less the Amendment No. 3 Area and Amendment No. 6 Area) shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 2316.

As to Amendment No. 3 Area, base period taxes shall be reduced in the Amendment No. 2 Area as described above due to the removal of property from the Amendment No. 2 Area by Amendment No. 3.

As to Amendment No. 6 Area, base period taxes shall be reduced in the Amendment No. 2 Area as described above due to the removal of property from the Amendment No. 2 Area by Amendment No. 6.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of West Des Moines, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12, Code of Iowa, incurred by the City of West Des Moines, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Area pursuant to the Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2, Code of Iowa, and taxes for the instructional support program of a school district imposed pursuant to Section 257.19, Code of Iowa,(but in each case only to the extent required under Section 403.19(2), Code of Iowa); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Section 346.27(22), Code of Iowa, related to joint county-city buildings; and (iv) any other exceptions under Section 403.19, Code of Iowa, shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of West Des Moines, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the Original Area and

Amendment No. 2 Area (less the Amendment No. 3 Area and Amendment No. 6 Area) under the provisions of Section 403.19, Code of Iowa. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Area to the maximum period of time allowed by Section 403.19, Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19, Code of Iowa, with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section 9. 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 _____, 2024.

_____
Russ Trimble, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

Read First Time: _____, 2024

Read Second Time: _____, 2024

Read Third Time: _____, 2024

PASSED AND APPROVED: _____, 2024.

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 _____, 2024, signed by the Mayor on _____, 2024, and published in the Des Moines Register on _____, 2024.

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