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Polk County Iowa  
TIMOTHY J. BRIEN RECORDER  
File# 2004-00141502  
BK **10596** PG **575-600**

**RETURN TO:**  
**City Clerk's Office, 400 Robert D. Ray Drive, Des Moines, Iowa 50309-1891**  
Prepared by Roger K. Brown, Assistant City Attorney; 400 Robert D. Ray Drive, Des Moines IA 50309 283-4130

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04-1233

AFTER RECORDING RETURN TO:  
City Clerk  
Des Moines City Hall  
400 Robert D. Ray Drive  
Des Moines, Iowa 50309-1891

Prepared by: Roger K. Brown, Assistant City Atty, 400 Robert D. Ray Drive, Des Moines, IA 50309 515/283-4130

**URBAN RENEWAL PLAN**

for the

**Fleur Drive Commercial Urban Renewal Area**

CITY OF DES MOINES, Iowa

Tax Increment Consultation Meeting: 05/10/04  
Urban Design Review Board Action: 05/18/04  
Plan & Zoning Commission Action: 06/03/04  
City Council Action: 06/\_\_\_/04

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## I. INTRODUCTION

### A. Authority to Adopt and Implement an Urban Renewal Plan

The State of Iowa has vested Iowa municipalities with the power to adopt and implement urban renewal plans through Chapter 403-Urban Renewal Law, Code of Iowa. The municipality may adopt and implement an urban renewal plan for the purpose(s) of rehabilitation, conservation, redevelopment, development or a combination thereof, of a designated urban renewal area to promote the public health, safety and/or welfare of the residents of the municipality.

In order to designate an "urban renewal area," the municipality must determine that a slum, blighted or an economic development area exists as defined in Section 403.17, Code of Iowa. The municipality may then designate the area for urban renewal through a process described in Chapter 403.

The Fleur Drive Commercial Urban Renewal Area (hereinafter "Area") is a blighted area and an economic development area appropriate for commercial enterprises as defined in Section 403.17, Code of Iowa.

### B. Urban Renewal Area Description

The Fleur Drive Commercial Urban Renewal Area is located in the southwest area of Des Moines as shown on *Map 1: Geographical Location*. The Area contains about 39.5 acres.

The Fleur Drive Commercial Urban Renewal Area, shown in *Map 2: Boundaries*, is a rectangular-shaped area located on the east side of Fleur Drive. It extends northward from McKinley Avenue, the southern boundary, to a point approximately 1,300 feet north which corresponds approximately to the location of Stanton Avenue on the west side of Fleur Drive. The eastern boundary of the Area is about 1,300 feet east of the Fleur Drive/McKinley Avenue intersection that corresponds to the eastern property line of the current Stemma D'Italia property (the former Percy E. Hoak Elementary School). The City-owned parcel at the northeast corner of Fleur Drive and McKinley Avenue is omitted from the Area.

The legal description for the Fleur Drive Commercial Urban Renewal Area is:

Except the West 175 feet of the South 183 feet, the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 78 North, Range 24 West of the 5th P.M.; and, the entire adjoining rights-of-way of Fleur Drive and Mc Kinley Avenue, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

## II. BACKGROUND INFORMATION

### A. History

The commercial area along Fleur Drive developed in the 1950s and 1960s with a variety of retail stores. It served as the major commercial center for the surrounding neighborhoods that grew with the newly-constructed post World War II housing.

The continued changes in the nature of retail and commercial functions have negatively impacted this older commercial area. In the 1980s, major shopping malls in the Des Moines area, including Southridge Mall located on the Des Moines' south side, began to dominate the retail sector. The smaller owner-operated stores that had provided the majority of retail space in the Fleur Drive commercial area began to relocate to the malls or go out of business. By the 1990's, even the largest Fleur Drive retailers, such as Target, relocated to larger, more modern buildings. Their previous quarters then remained vacant. The parking areas in front of the now-vacant buildings have historically received minimal maintenance and contribute to the abandoned appearance of the area.

The proximity to the Des Moines International airport has also impacted this area. The expansion of the "clear zones" for the Des Moines International Airport has demolished a number of commercial businesses in the area and has also contributed to the loss of customers who patronized these stores and other neighboring businesses in the area.

The absolute age, layout and size of many of the now-vacant or partially-occupied buildings do not suit today's business needs; the 91,000 square foot former Target building has been vacant for over 6 years. In addition, a large amount of the area remains vacant or as unused parking lots, resulting in under-utilized, lower value property for property tax purposes and a blight that deters the area's economic well-being.

### B. General Area Conditions

The Fleur Drive Commercial Urban Renewal Area is located within the boundaries of the Greater Southside Neighborhood Association. In the past several years, the Greater Southside Neighborhood Association (GSNA) has identified the deterioration of the Fleur Drive Commercial Urban Renewal Area as a disincentive to future housing growth as well as a blight that decreases the visual and fiscal attractiveness of the area to commercial investors.

A report on the overall conditions along Fleur Drive titled Fleur Drive Gateway Development Project Report, was prepared by the Dunbar/Jones Partnership, Architects Wells Woodburn O'Neil and Mandelbaum Commercial Real Estate and funded by the Fleur Gateway Development Corporation with financial assistance from the City, Farmland Insurance Companies, Hy-Vee and Michael Coppola in cooperation with the Greater Southside and Southwestern Hills Neighborhood Organizations. The report was presented to the City Council and was received and filed under authority of Roll Call No. 01-3596 on December 3, 2001. The report identifies the proposed Fleur Drive Commercial Urban Renewal Area as an area that contains unfilled, vacant

commercial buildings and extensive amounts of vacant land that negatively impact the surrounding residential neighborhood areas.

In addition, the report notes that Fleur Drive serves as a major north-south traffic arterial connecting the southern communities of Norwalk, Cummings and Indianola to downtown Des Moines. The currently unattractive appearance of the Area with a preponderance of vacant structures deters these commuters from patronizing the remaining businesses.

The Area's existing layout also fails to meet current development standards. The major public accesses to the Area businesses are entrance drives from Fleur Drive that quickly disappear into parking lots. The interior vehicular circulation system that might allow customers to access the different businesses is non-existent in some locations, unmarked in other locations, and fails to provide internal access between the separate properties.

Much of the Area's vacant land consists of land-locked parcels that are not directly accessible from Fleur Drive or McKinley Avenue. Improved access from Fleur Drive and McKinley Avenue to these vacant properties is needed in order for those vacant areas to be redeveloped to their highest and best use.

### C. Existing Zoning and Land Use

Most of the Area is zoned C-4 (Shopping Center Commercial District). The C-4 zoning is intended to provide for the development of shopping centers in accordance with an approved development plan. The City's Zoning Ordinance defines the term "shopping center" as a planned retail and service area under single ownership, management, or control characterized by a concentrated grouping of stores and compatible uses with various facilities designed to be used in common, such as ingress and egress roads and extensive parking accommodations. At this time, there is no approved development plan for this Area.

Two other zoning classifications exist in the Area: C-1 and C-2.

The C-1 (Neighborhood Retail Commercial District) zoned property, known as the Stemma D'Italia property, is located in the SE corner of the Area.

The C-2 (General Retail and Highway-Oriented Commercial District) zoned property, is located at the Area's most northerly location fronting Fleur Drive and contains a convenience/gas station use and a small separate building used as a bar.

At this time, no changes to the Area's zoning are recommended. It may be appropriate in the future as further development occur to consider use of the PUD (Planned Unit Development District) zoning which allows for flexibility in the City's zoning standards while encouraging large-scale and quality development of vacant or underutilized tracts of land pursuant to a unified building and site development plan.

## D. Land Use Plan

The Des Moines 2020 Community Character Plan, as amended, shows the entire Fleur Drive Commercial Urban Renewal Area land use as "COMMUNITY COMMERCIAL." The Community Commercial land use is defined as large-scale commercial development located on or at the crossroads of a major transportation corridor. Parcel size may be up to twenty to twenty five acres with 150,000 to 250,000 sq. ft. of building coverage.

The land uses envisioned in the proposed Fleur Drive Commercial Urban Renewal Area are in conformance with the Des Moines 2020 Community Character Plan.

## III. PLAN GOALS AND OBJECTIVES

### Goals and Objectives

The goals of the Urban Renewal Plan for the Fleur Drive Commercial Urban Renewal Area are to: (i) renovate and revitalize the Area; (2) provide retail services, commercial office space and multiple family housing that supports the surrounding residential neighborhoods and serves the needs of the larger community; and, (3) retain, expand and create new employment opportunities; and, (4) increase the local tax base, by providing for the demolition or renovation of the existing blighted and underutilized buildings in the Area and the construction of new buildings and site improvements upon the vacant and underutilized land in the Area.

The following objectives have been identified as important steps towards achieving the goals of the Fleur Drive Commercial Urban Renewal Area:

1. Coordinate resources to attract quality investment in the Area and prevent the continuance of blight.
2. Create an attractive overall area appearance that enhances Des Moines through new construction and rehabilitation of existing buildings that use durable construction materials, well-designed exteriors with architectural detailing and integrated landscaping that provides for vehicular and pedestrian circulation.
3. Create efficient land uses that do *not* consume property for uses such as excessive parking or low-density housing. Projects are encouraged to incorporate shared parking arrangements with other area businesses.
4. Encourage and facilitate retail, commercial and multiple family residential developments while minimizing the negative development impact on adjoining residential properties.
5. Encourage multiple story buildings subject to compliance with the Des Moines International Airport Height and Hazard Zoning Regulations and the need to

transition at the eastern edge to heights compatible with the adjoining residential uses.

6. If new construction is in a 'linear strip' form, the building should incorporate variation in the building height, building mass, roof form and other design details such as parapets and cornices that mitigate the linear effect.
7. Entrances into buildings should be easily identifiable through use of projected or recessed entryways, overhanging eaves and changes in building material and color.
8. Encourage improvements in the public right-of-way on Fleur Drive and McKinley Avenue including installation of sidewalks, improved lighting, plant materials and art features at major intersections to create a unifying and appealing "streetscape".
9. Landscaping should be provided which meets and exceeds the adopted Landscaping Standards applicable to development in the "C-2" District under the Site Plan Regulations.
10. Create a sense of entry at the primary entryways into the Area. Building placement, landscaping, entry monuments, specialty lighting and other design elements can be used to create the 'gateway' effect.
11. Encourage safety improvements for the various transportation modes in the area, including but not limited to:
  - Improved sidewalks and pedestrian islands, transit shelters, improved street lighting, curb extensions and traffic management techniques that control the volume and speed of through traffic and allow separation of bicycle and auto traffic lanes.
  - Provision of a uniform and consistent system of internal informational and directional signage.
  - Provision of new access drives, frontage roads and private streets within the Area to increase connectivity to McKinley Avenue and Fleur Drive.



## IV. URBAN RENEWAL PLAN IMPLEMENTATION

### A. Urban Renewal Project Proposals

The City of Des Moines shall take actions necessary to achieve the goals and objectives of the Urban Renewal Plan ("the Plan") for the Fleur Drive Commercial Urban Renewal Area. Implementation of the Plan shall be based on securing sufficient funding and authorization from the Des Moines City Council when required.

The City of Des Moines shall be involved in the following activities:

1. Continued Planning: The City shall continue to evaluate the Area's needs. A comprehensive approach will continue to be followed to assure that new development is undertaken in a unified manner that benefits the Area.
2. Technical Assistance: The City may provide technical assistance to landowners, tenants, and prospective developers when appropriate. The City may participate in preparing and coordinating development proposals, obtaining assistance and approvals from other levels of government, and drafting and disseminating documents that assist in meeting the Plan objectives.
3. Public Service Provisions: The City will provide police, fire, environmental health, and other services throughout the redevelopment area to encourage achievement of the Plan objectives. Additionally, the City may take administrative actions that expedite the review of and action on development proposals.
4. Funding: The City shall pursue sources of funding that will assist in the achievement of the objectives of this Plan.
  - a. This may include, but shall not be limited to, bond issues, loans, grants, general fund expenditures, tax increment financing, special assessments, participation in federal programs, joint exercises with other units of government, cooperation and coordination in joint development mixed-use projects with private and public agents, sale of property or services, revenue financing, tax abatement, and solicitation of developer offerings.
  - b. Tax increment funding shall be available for project proposals and activities.
5. Redeveloping Land: The City will take actions to redevelop land as authorized by the Des Moines City Council, allowing input by neighborhood residents. Properties to be acquired under authority of the Iowa Urban Renewal Law and this Plan shall be specifically identified by amendments to this Plan. Actions may include:
  - a. Property Acquisition: Property can be acquired:
    - (1) To remove buildings which are structurally substandard.

- (2) To remove buildings that are exerting a blighting influence on the area. Such influences include, but are not limited to, the following:
    - (a) Incompatible land-use relationships.
    - (b) Buildings that are obsolete by virtue of location, size, design, damage, mechanical or electrical systems, or other features which inhibit their effective and economic use or which deter achievement of the objectives of this Plan.
  - (3) To remove conditions of platting of lots and blocks or other conditions of land ownership which inhibit the assembly and the sound development of land.
  - (4) To provide sites and rights-of-way required to accommodate needed public improvements or facilities and to assure adequate design of such facilities.
  - (5) To assemble open, vacant, or underutilized land to accommodate new development, to overcome problems of diversity of ownership, economic disuse, unsuitable topography, and/or faulty layouts, and/or to achieve coordination in the development of the project area with parts of the City.
  - (6) To assure conformance of property to this Plan, property rehabilitation standards, and/or local codes or ordinances.
- b. Clearance and Land Preparation. The City may clear property of structures and other improvements in preparation for redevelopment. Clearance will be accomplished in accordance with the goals and objectives of this Plan and in concert with other actions to insure timely improvement of the cleared land.
- c. Disposition of Property. The City may advertise for, may solicit and negotiate development proposals or request other competitive development proposals. Real estate may not be disposed of until the City has determined the land is not required for a public purpose, the development proposal conforms to the goals and objectives of this Plan and meets the minimum development standards approved for the specific site. Property rights to be disposed of may include those acquired for urban renewal purposes, street rights-of-way and other lands in public ownership that are not needed for a public purpose.
- d. Redevelopers' Responsibilities: When the City disposes of property for redevelopment, redevelopers will be required to enter into an urban renewal contract with the City to assure compliance with this Plan. The City shall select developers whose proposals most effectively satisfy the goals and objectives of this Plan and demonstrate the financial capacity to complete the project. Redevelopers must start construction in a timely manner after the urban renewal contract has been executed by the City and project financing and architectural plans have been approved by the City Council.

The following redevelopment provisions shall be included in any urban renewal contract with a redeveloper:

- i. Land purchased from the City cannot be used for speculation, defined as the re-selling of the property at a price greater than the City's sale price, without receiving the City Council's approval and/or completing the required new development.
  - ii. The Plan provisions extend to privately-owned property when City-acquired property is part of the redevelopment proposal except property conveyed solely for right-of-way purposes.
  - iii. Redevelopment plans, timetables, and construction progress reports shall be submitted to the City as described in the urban renewal contract.
  - iv. Construction of improvements will be initiated and completed in a reasonable time.
  - v. The language in accordance with Sections 62-168 and 62-169 of the Des Moines Municipal Code, as amended, regarding non-discrimination in urban renewal projects.
6. Relocation: The City of Des Moines shall provide relocation assistance to all eligible residential and business owners and/or tenants displaced as a result of the City's acquisition activities included in this program. Such assistance shall be in accordance with the City's standard relocation policy unless otherwise required by funding source regulations and any other applicable regulations.
  7. Right-of-Way Vacation: The City will vacate street and alley rights-of-way when necessary for redevelopment.
  8. Subdivision of Property: The City may subdivide, vacate, re-subdivide, or otherwise change the recorded arrangement of property under its control to accomplish the objectives of this Plan.
  9. Utility Relocation: When necessary to achieve the goals and objectives of this Plan, the City may assist in the relocation of utilities.
  10. Specified Public Improvements: The intent of this Plan is to provide, maintain, improve and repair public improvements required to achieve the Plan goals and objectives. These improvements may include street modifications, open spaces, pedestrian facilities, landscaping, utilities and other facilities and features. These will be identified through studies and planning to be completed by the City and/or proposals to be developed privately. Map E of this Plan identifies the public facilities and improvements that may be undertaken in the Area.

11. Activities under Chapter 15A: The City may, as part of its actions to implement the plan, engage in economic development activities located within the Fleur Drive Commercial Urban Renewal Area pursuant to Iowa Code Chapter 15A for the creation of new jobs and income or for the retention of existing jobs and income that would otherwise be lost when such economic development activities are found by the City Council to further the objectives of the Plan. The City may provide financial assistance, as approved by the City Council, for economic development and/or redevelopment activities anywhere in this urban renewal area where the desired level of redevelopment has not occurred. The City may solicit and/or package such economic development activity proposals.

#### B. Amending the Urban Renewal Plan

This Plan may be amended from time to time to include new items, such as, but not limited to additional goals and objectives, revised land use regulations, revised boundaries and property to be acquired or sold for redevelopment. The City Council may request public input from, but not limited to, designated neighborhood group(s) and City-appointed committees. The City Council must hold a public hearing on the proposed changes in accordance with state and local law in order to amend the plan.

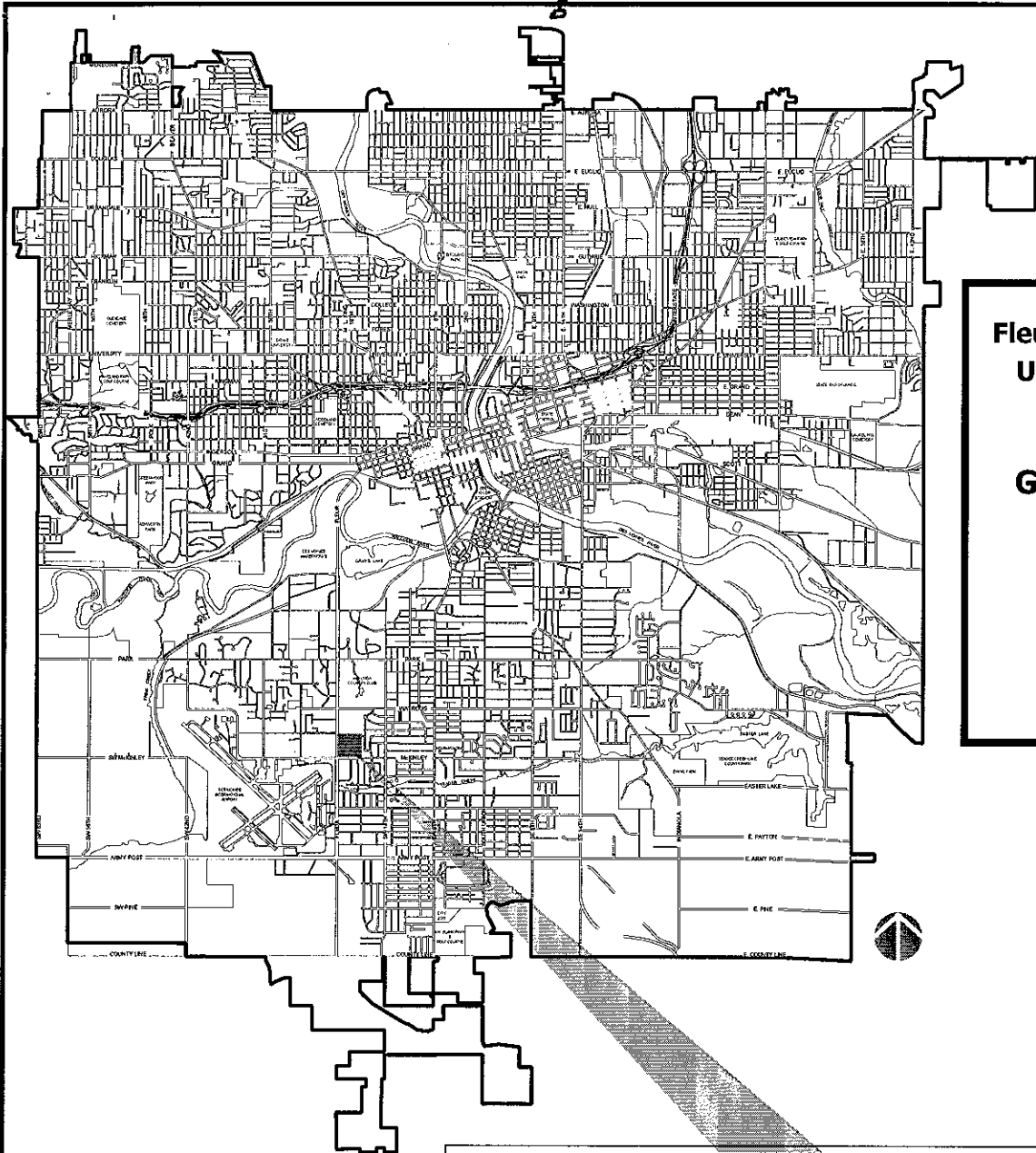
#### C. Duration of Redevelopment Standards

The term of this Plan shall commence upon adoption of this Plan by the City Council and shall continue until the later of December 31, 2030, or twenty years from the calendar year following the calendar year in which the municipality first certifies to the county auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Iowa Code (2003) §403.19.

*(If the City certifies such an indebtedness to the county auditor by December 1, 2006, the Plan will terminate on December 31, 2027.)*

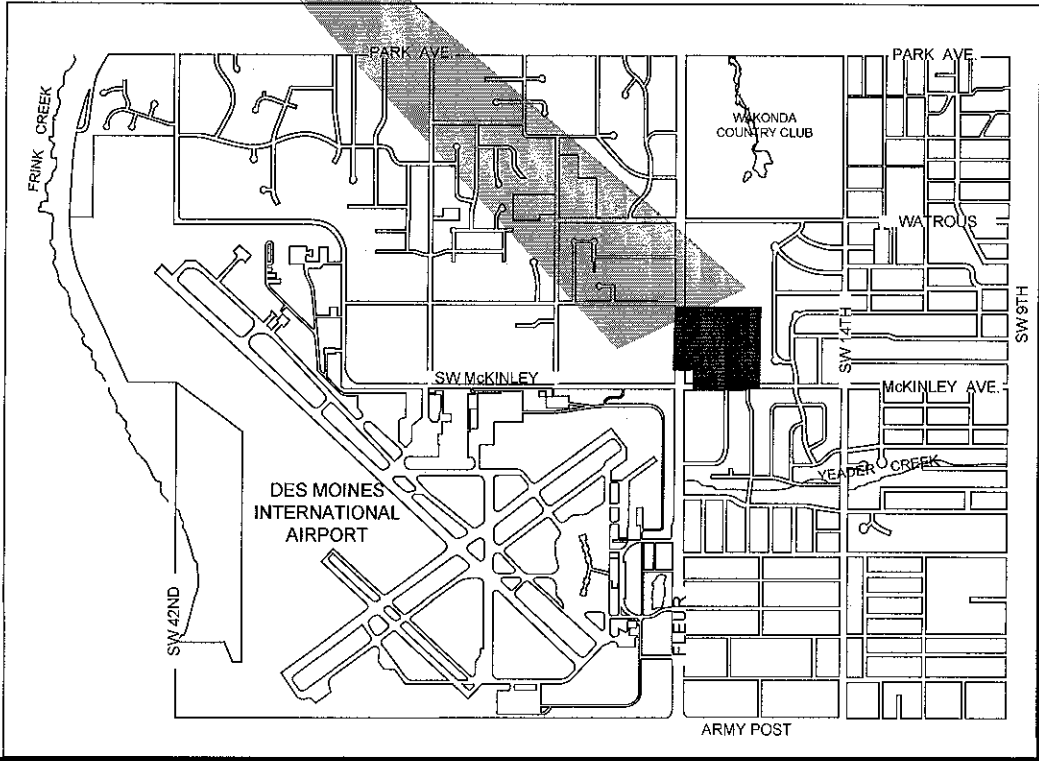
# MAPS

- Map A: Geographical Location
- Map B: Boundaries
- Map C: Existing Zoning
- Map D: Existing Land Use
- Map E: Public Facilities and Specified Public Improvements



**Fleur Drive Commercial  
Urban Renewal Area**

**Map A -  
General Location  
in Des Moines**



# Fleur Drive Commercial Urban Renewal Area

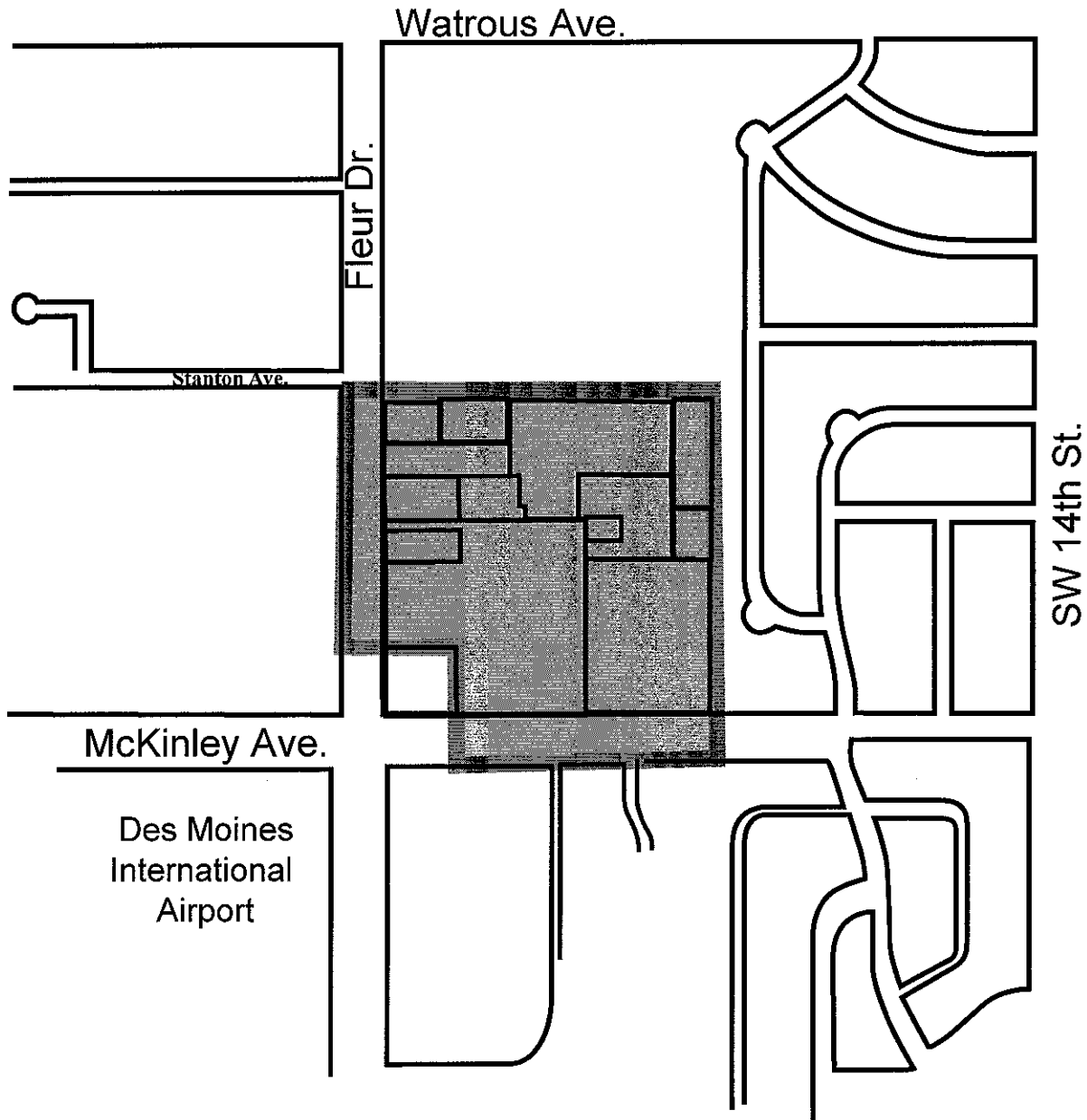
## Map B - Boundary Map



Urban Renewal Area Boundary




Des Moines Assessor property parcel

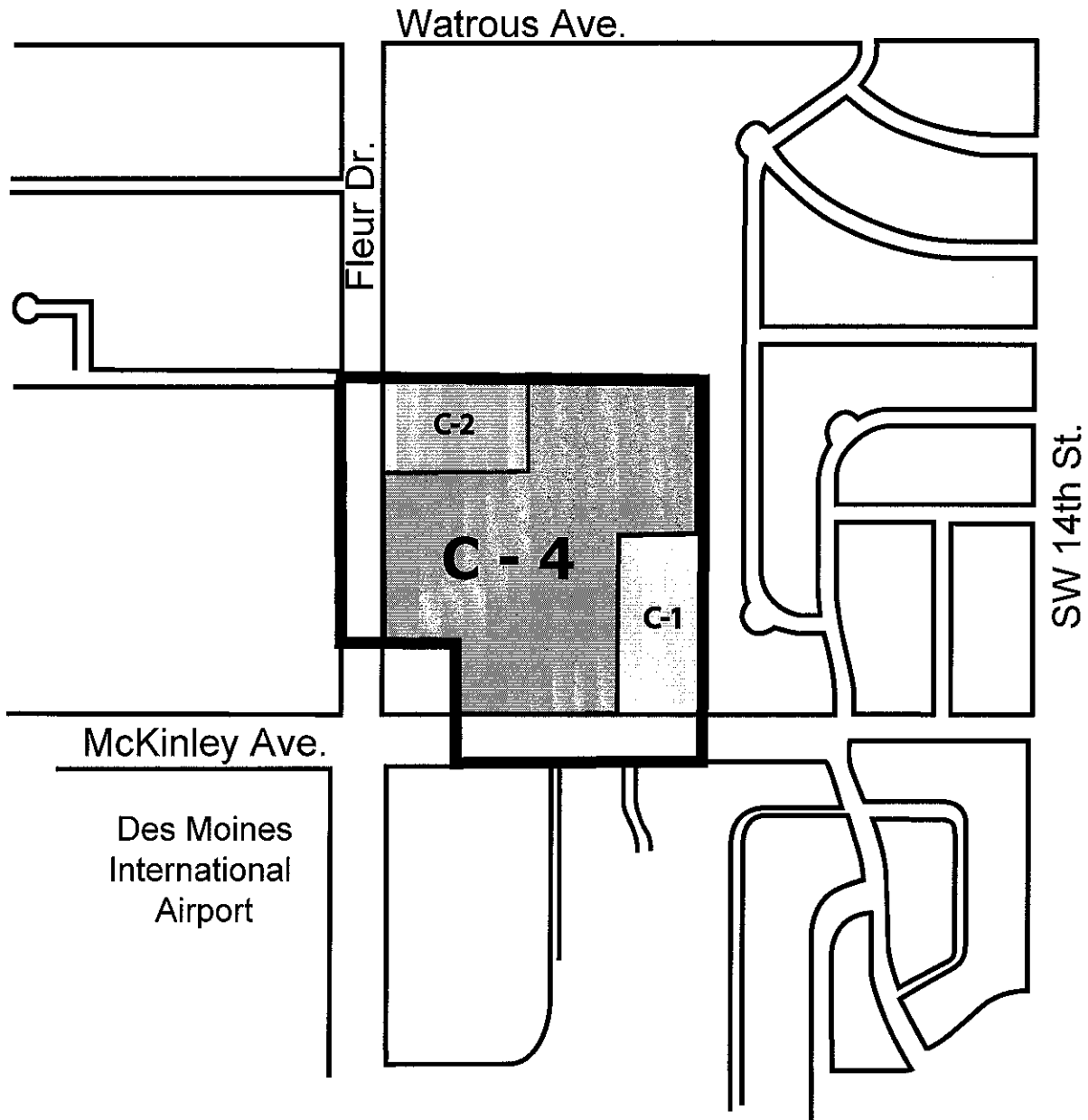


# Fleur Drive Commercial Urban Renewal Area

## Map C - Existing Zoning Map

 Urban Renewal Area Boundary


"C-4" City of Des Moines' Zoning Classification






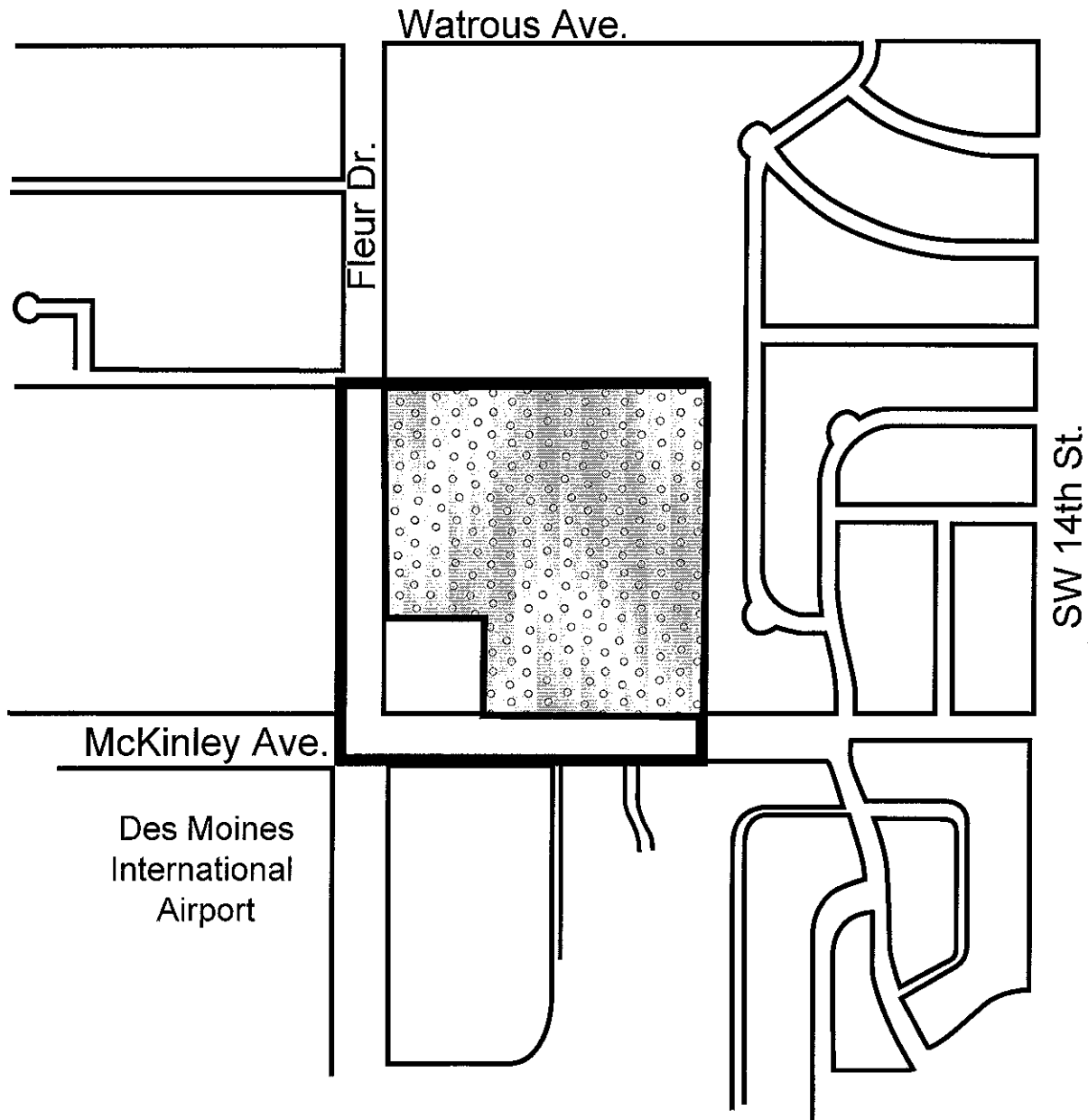
# Fleur Drive Commercial Urban Renewal Area

## Map D - Proposed Land Use Map

 Urban Renewal Area Boundary



 Community Commercial: Large-scale commercial development located on or at the crossroads of a major transportation corridor.

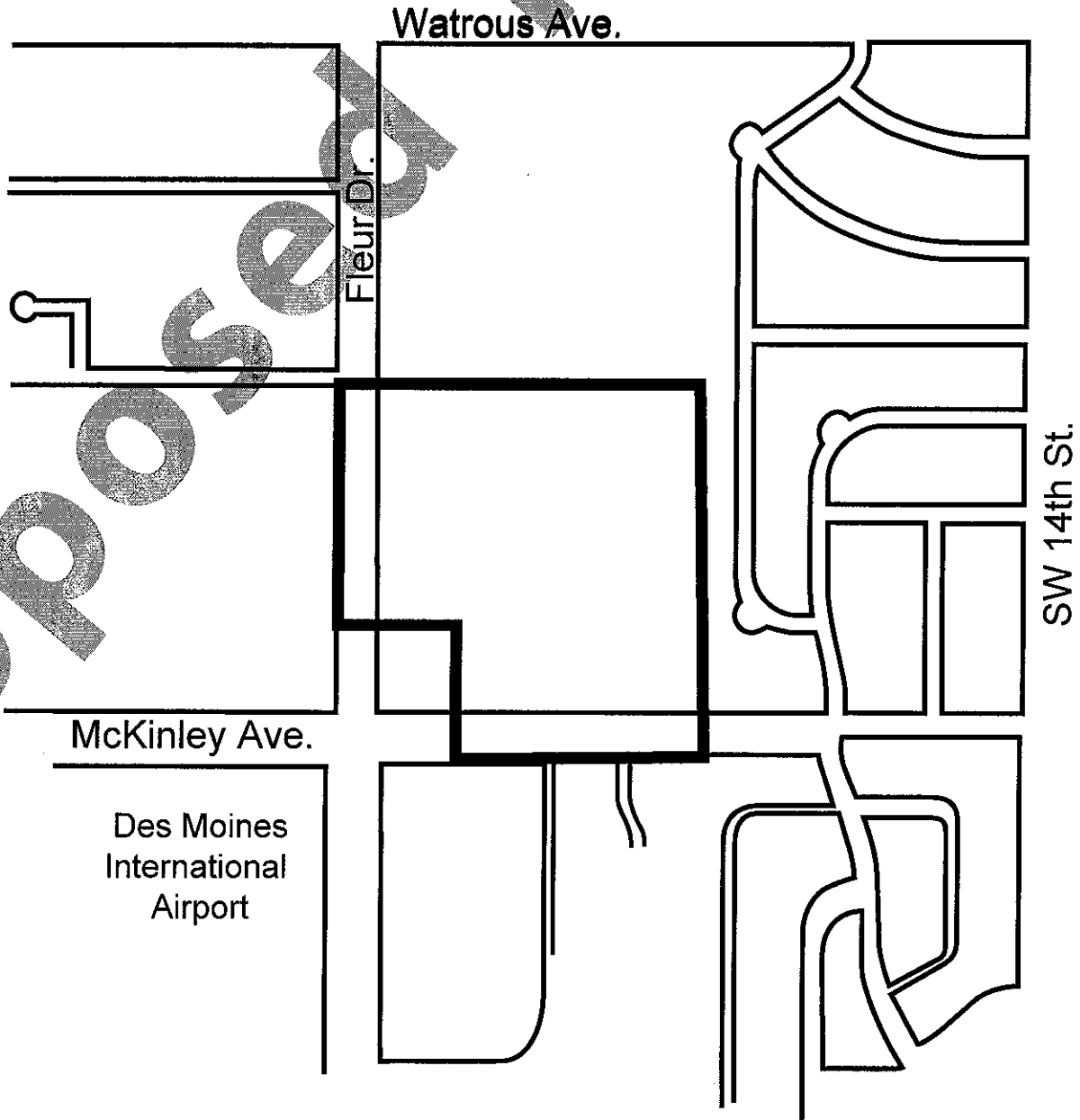
*Source: Des Moines 2020 Community Character Plan Map*



# Fleur Drive Commercial Urban Renewal Area

## Map E - Public Facilities and Specified Public Improvements

-  Urban Renewal Area Boundaries
-  Public Facility or Public Improvement



## **Appendix A - FINANCIAL CONDITION REPORT**

### Introduction

The Code of Iowa, Chapter 403-Urban Renewal, requires cities to undertake consultation with other governmental entities receiving property tax revenues from an urban renewal area that utilizes tax increment financing (TIF) when the urban renewal plan is created or amended.

This report has been prepared as part of the Urban Renewal Plan for the Fleur Drive Commercial Area Urban Renewal Project.

### General Background

Urban renewal was created by the federal government in the 1950s to assist cities in "renewing" their older central areas by removing slum and blight. In many cases, the federal government provided significant financial assistance with the costs associated with acquisition, demolition and construction of new streets and utility lines. In 1959, Des Moines created the River Hills Urban Renewal Area, the first urban renewal area in Iowa. Since that date, additional urban renewal areas have been created in the downtown, neighborhood and industrial areas.

The concept of urban renewal has changed over time. It started as urban "removal" in which everything in a large area was demolished with the sale of the property to one developer. Today, it is urban "revitalization" in which projects are done on a selective basis over time with a number of developers. Federal assistance has disappeared with cities now responsible for program costs.

Urban renewal is one of the few ways an Iowa municipality can undertake and financially assist community revitalization and economic development. In Des Moines, especially in the older areas with very limited redevelopment opportunities, urban renewal is an important way to link the public and private sectors to achieve the redevelopment of blighted areas.

Urban renewal can provide flexibility in phasing development over a long-term period. In addition, the City can convey the property at a "write down" sales price, reflecting the requirements the City has imposed on the developer. The requirements typically address building and site design, building materials, and/or employment standards. The City's requirements are like a master plan that guarantees quality projects for the neighborhood.

In Iowa, a city may designate an "urban renewal area" by following the requirements specified in Chapter 403, Code of Iowa. Chapter 403 requires the area to contain one or more of the following conditions:

- Slum and/or Blighted areas
- Economic development area

An urban renewal area must be designated by the City Council. As part of the designation, the City Council adopts an urban renewal plan. The plan text includes a legal description and map of the area; a description of existing land uses and conditions; the actions the City proposes to undertake in the area such as public improvements (skywalk bridges, street paving, sewers, parks), public services, the purchase or sale of property, and other conditions the City may want to impose on the development projects.

### **Appendix A – Financial Condition Report**

If the City wants to undertake an action not specified in the urban renewal plan, it must adopt the proposed change by an amendment. Before an amendment can be adopted by the City Council, a notice of a public hearing on the amendment must be published in the newspaper. In addition, if the urban renewal area uses tax increment financing (TIF), a consultation and comment period with other taxing entities is offered prior to the public hearing. This document has been prepared in response to this consultation requirement.

#### Fleur Drive Commercial Urban Renewal Area

The Urban Renewal Plan for the Fleur Drive Commercial Urban Renewal Area will provide public funds, through the use of tax increment financing and other available funds, to provide the funding to undertake the following activities in the urban renewal area:

- encourage economic development by using public funds to leverage new private investment in this area;
- construct appropriate public infrastructure that is needed; and
- other projects as authorized by the City Council.

#### Tax Increment Financing

Tax increment financing is *only* available in designated urban renewal areas. Tax increment is basically the property tax revenue generated by the cumulative general ad valorem tax levy on the *difference* between the taxable value of all property in the TIF district at the base valuation date and the taxable value of the properties in any subsequent year. The base valuation date is January 1 of the calendar year immediately preceding the calendar year that the City first certifies an indebtedness to be paid from the tax increment revenue from the tax increment district.

The City can use the tax revenue created by the tax increment for financing the projects identified in the urban renewal plan such as economic development grants to leverage new private development in the Area, land acquisition and the provision of new infrastructure improvements.

TIF works best in areas where development will occur after the TIF designation. TIF *can only* be used for the activities or items in the urban renewal plan. If the city does not use the tax increment revenue, the increment is released back to general revenues. On March 24, 1997, the City Council adopted a policy that the City may expend up to 75% of the annual aggregated tax increment revenues generated in all tax increment financing district after January 1, 1996 with the balance of the tax increment revenues available for distribution to the various property taxing entities.

This financial condition report will summarize the bonds issued to date, outstanding and contracted-for indebtedness and the retirement periods of these bonds for the Fleur Drive Commercial Urban Renewal Area.

### **Appendix A – Financial Condition Report**

### Current City-Wide Bonding and Outstanding Indebtedness

Overall, the City of Des Moines has about \$305 million in general obligation debt. Of this debt, approximately \$85 million is being serviced with tax increment revenues. In addition, the outstanding total of tax increment notes and bonds is about \$4 million. The State of Iowa Constitutional debt-ceiling limit for general debt obligations by the City of Des Moines is about \$388 million.

### Property Tax Assessments and Revenues

The Fleur Drive Commercial Urban Renewal Area will also be designated as a Tax Increment Financing (TIF) district. A base valuation, subject to annual adjustment for mandated State of Iowa equalization rollbacks, will be established for the Area when the City first certifies an expense to the County for payment from the TIF district. The City expects to make such a certification in 2004 and thereby establish the base valuation for the Area at the cumulative value of all taxable property within the Area, as of the January 1, 2003, valuation date.

The City intends to designate January 1, 2004 as the base valuation date for the Fleur Drive Commercial TIF district. Any increase in the property tax assessment over the existing assessment on the base valuation date may be "captured" for use in the Fleur Drive Commercial Urban renewal Area TIF district. The cumulative value of all taxable property within the Area as of January 1, 2004, is about \$9,425,000.

### Anticipated TIF Bonding and Outstanding Indebtedness

There is no TIF bond or outstanding indebtedness associated with this tax increment district. The chart shown on the following page details the estimated property tax revenues and expenditures from the tax increment district, based on the twenty year duration of the Fleur Drive Commercial Urban Renewal Area.

### Future Financial Condition

It is anticipated that property values will increase due to new redevelopment and economic assistance projects, beautification efforts along Fleur Drive and the overall appreciation of real estate. The City will undertake future projects in cooperation with the private sector to enhance this area.

There is no current TIF bonding or outstanding indebtedness associated with this Area.

Shown below is a table that projects estimated property tax revenues and expenditure for the next twenty years (the duration of the urban renewal designation) based on:

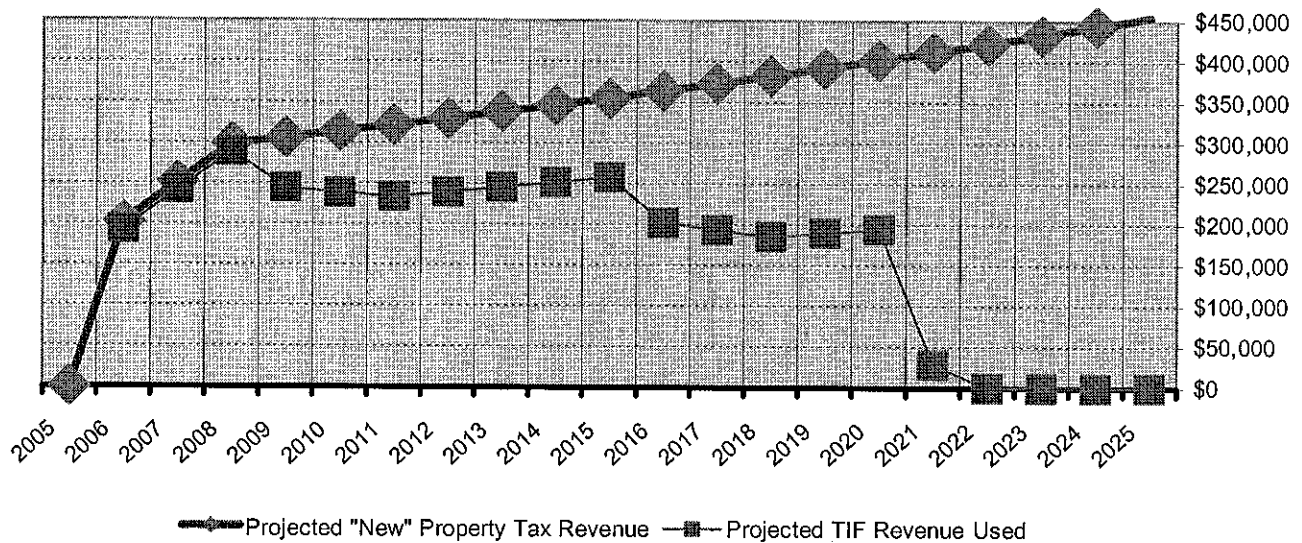
- a 2.5% annual growth rate in land and building assessments
- -- a \$39.50/\$1,000 levy rate (after the Code of Iowa "protected" certified debt service levy is subtracted).

## **Appendix A – Financial Condition Report**

Year	Projected Total TIF Valuation	Projected TIF Valuation Used	Projected "New" Property Tax Revenue	TIF Valuation Returned
2005	\$9,424,710	0	0	\$9,424,710
2006	\$14,553,106	\$193,265	\$202,572	\$14,359,841
2007	\$16,029,711	\$242,051	\$251,591	\$15,787,660
2008	\$17,465,787	\$288,998	\$298,776	\$17,176,789
2009	\$17,902,432	\$244,192	\$306,245	\$17,658,240
2010	\$18,349,993	\$238,463	\$313,902	\$18,111,530
2011	\$18,808,742	\$233,414	\$321,749	\$18,575,328
2012	\$19,278,961	\$239,250	\$329,793	\$19,039,711
2013	\$19,760,935	\$245,231	\$338,038	\$19,515,704
2014	\$20,254,958	\$251,362	\$346,489	\$20,003,596
2015	\$20,761,332	\$257,646	\$355,151	\$20,503,686
2016	\$21,280,366	\$202,238	\$364,030	\$21,078,127
2017	\$21,812,375	\$193,228	\$373,130	\$21,619,147
2018	\$22,357,684	\$184,971	\$382,459	\$22,172,713
2019	\$22,916,626	\$189,595	\$392,020	\$22,727,031
2020	\$23,489,542	\$194,335	\$401,821	\$23,295,207
2021	\$24,076,780	\$28,188	\$411,866	\$24,048,593
2022	\$24,678,700	\$0	\$422,163	\$24,678,700
2023	\$25,295,667	\$0	\$432,717	\$25,295,667
2024	\$25,928,059	\$0	\$443,535	\$25,928,059
2025	\$26,576,261	\$0	\$454,623	\$26,576,261

The following chart illustrates this table graphically.

**Fleur Dr. Commercial Urban Renewal Area:  
Projected Projecty Tax Revenues and TIF Use**



**Appendix A – Financial Condition Report**

### Additional Financial Undertakings

As part of the urban renewal plan for the Fleur Drive Commercial Area Urban Renewal Project, the City of Des Moines may expend TIF for eligible economic development project(s) for the purposes of leveraging other public and private assistance.

The City Council may, by subsequent amendment to the urban renewal plan, provide additional funding for other undertakings to carry out the objectives of the urban renewal plan. Future projects may be subject to the urban renewal amendment process. The City Council and other taxing entities must review each amendment as directed by the Code of Iowa, Chapter 403.

★ Roll Call Number  
04-1233

Agenda Item Number

85C

Date June 7, 2004

RESOLUTION CLOSING HEARING ON THE PROPOSED  
URBAN RENEWAL PLAN FOR THE FLEUR DRIVE COMMERCIAL  
URBAN RENEWAL AREA, AND ADOPTING SAME.

WHEREAS, the proposed Fleur Drive Commercial Urban Renewal Area contains approximately 39.5 acres and extends approximately 1,300 feet north and 1,300 east from the intersection of Fleur Drive and McKinley Avenue; and,

WHEREAS, pursuant to Roll Call No. 04-907, passed May 3, 2004, the City-owned parcel containing approximately 0.4 acres located immediately northeast of the intersection of Fleur Drive and McKinley Avenue has been deleted from the proposed Area resulting in the amended Area being as generally shown on the map attached hereto as Exhibit "A" and more specifically described as follows:

Except the West 175 feet of the South 183 feet, the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 78 North, Range 24 West of the 5th P.M.; and, the entire adjoining rights-of-way of Fleur Drive and McKinley Avenue, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

WHEREAS, the City Manager has prepared an urban renewal plan which seeks to achieve the renovation and revitalization of the Area by preventing the continued deterioration of the existing structures in the Area and by attracting high value commercial projects through development of the vacant and underutilized properties in the Area, which is titled *Urban Renewal Plan for the Fleur Drive Commercial Urban Renewal Area* and is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, on May 3, 2004, by Roll Call No. 04-907, the City Council resolved that a public hearing on the proposed *Urban Renewal Plan for the Fleur Drive Commercial Urban Renewal Area* be held on June 7, 2004, in the City Council Chambers; and,

WHEREAS, the Urban Design Renewal Board reviewed the proposed Plan at its meeting on May 18, 2004, and recommended approval of the Plan; and,

WHEREAS, the City Plan and Zoning Commission reviewed the proposed Plan for conformity with the adopted Des Moines 2000 Comprehensive Plan, as revised, for the development of the City as a whole, at its meeting on June 3, 2004, and made recommendations which were received and filed under a separate resolution; and,

( continued )



★ Roll Call Number  
04-1233

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85C

Date..... June 7, 2004

-2-

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "B" was published in the Des Moines Register on May 27, 2004, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Public School District, Des Moines Area Community College, and Polk County of a consultation meeting in the Stravropol Conference Room, at City Hall, at 1:30 p.m. on May 10, 2004; and,

WHEREAS, the City has received no requests from the Des Moines Public School District, Des Moines Area Community College, or Polk County for any modification of the proposed division of revenue from the tax increment of the Urban Renewal Project Area; and,

WHEREAS, the public hearing has now been opened and all persons or organizations desiring to be heard regarding the proposed Plan have been given the opportunity to be heard; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The public hearing on the proposed *Urban Renewal Plan for the Fleur Drive Commercial Urban Renewal Area* is hereby closed.

2. Upon consideration of the recommendation of the Plan and Zoning Commission and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:

- a) The proposed Plan conforms to the Des Moines 2020 Community Character Plan, as amended, for the development of the City as a whole.
- b) There are no dwellings within the Urban Renewal Project Area and no families will be displaced as a result of the redevelopment of such Area.
- c) The Plan does not provide for the acquisition of any land by the City.

3. The *Urban Renewal Plan for the Fleur Drive Commercial Urban Renewal Area* is hereby approved and adopted, and shall hereafter be in full force and effect.

( continued )

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4. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder.

( Council Communication No. 04- 273 )

MOVED by Hensley to adopt.

FORM APPROVED:

Roger K. Brown  
 Roger K. Brown  
 Assistant City Attorney  
 C:\Rog\Renewal\Fleur Dr\Plan\RC hrg.doc

Exhibits:  
 "A" - Map  
 "B" - Notice of Hearing  
 "C" - Urban Renewal Plan

**CERTIFICATE**  
 I, Jody Withner, Chief Deputy City Clerk of the City of Des Moines, Iowa, do hereby certify that this is a true and correct copy of the original paper(s) filed in my office.  
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal on this 14th day of June, 2004  
Jody Withner  
 Chief Deputy City Clerk

COUNCIL ACTION	YEAS	NAVS	PASS	ABSENT
COWNIE	✓			
BROOKS	✓			
COLEMAN				✓
HENSLEY	✓			
MAHAFFEY	✓			
KIERNAN	✓			
VLASSIS	✓			
TOTAL	6			1

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED  
T. M. Franklin Corrie  
 Mayor

Diane Rauh City Clerk