

.....  
**Date** September 20, 2018

RESOLUTION SCHEDULING HEARING ON THE ADOPTION  
OF AN URBAN RENEWAL PLAN FOR THE  
SOUTHWEST GATEWAY URBAN RENEWAL AREA

WHEREAS, The Waldinger Corporation ("Waldinger") is a full-service mechanical and service contractor and multi-state business with its home office at 2601 Bell Avenue which employs approximately 295 office and production staff in Des Moines; and,

WHEREAS, subject to the receipt of City incentives, Waldinger proposes to acquire and improve vacant property located northeast of the intersection of SW 63 Street and SW McKinley Avenue, by the construction of a new building containing at approximately 149,000 square feet of floor area for the relocation of its office and industrial facility and the associated employment; and,

WHEREAS, the City's Office of Economic Development has prepared an urban renewal plan titled Southwest Gateway Urban Renewal Plan (the "Plan") for the proposed Southwest Gateway Urban Renewal Area (the "Urban Renewal Area") containing approximately 45.5 acres extending north of and including the SW McKinley Avenue and Veterans Parkway rights-of-way and extending east from the shared boundary line between the cities of Des Moines and West Des Moines, which includes the vacant property proposed to be acquired and redeveloped by use by Waldinger; and,

WHEREAS, the Plan seeks to encourage private development of the Urban Renewal Area for high quality commercial and industrial use, though provision of additional public infrastructure and economic development financial assistance that will be funded in part with tax increment financing revenues generated by the proposed urban renewal area; and,

WHEREAS, a further purpose of the Plan is to authorize the use of tax increment financing to provide economic incentives to Waldinger for the relocation of its industrial and office facilities into the proposed Urban Renewal Area as identified above; and,

WHEREAS, the Plan is on file and available for public inspection in the office of the City Clerk.

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

1. A public hearing shall be held before the City Council to consider the proposed Southwest Gateway Urban Renewal Plan at 5:00 p.m., on October 22, 2018.

16B

**Date** September 20, 2018

-2-

2. The City Clerk is authorized and directed to publish notice of said public hearing in the accompanying form by publication in the Des Moines Register on October 4, 2018, in accordance with Iowa Code Sections 362.3 and 403.5(3).
3. The Plan is hereby submitted to the City Plan and Zoning Commission for its review and recommendation as to the Plan's conformity with the Des Moines comprehensive plan titled Plan DSM, Creating our Tomorrow, as revised to date, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The proposed urban renewal plan is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
5. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the City Manager in accordance with Iowa Code Section 403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the Plan to be mailed to each such affected taxing entity.

( Council Communication No. 18- )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K. Brown*  
 Roger K. Brown, Assistant City Attorney

Exhibits: \_\_\_\_\_  
 Notice of Hearing  
 Southwest Gateway Urban Renewal Plan

G:\APPDATA\LEGAL\Urban-Renewal\SW Gateway\Plan\Original\RC Set Hrg.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**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.

\_\_\_\_\_ City Clerk