

**POLK COUNTY BOARD OF SUPERVISORS AGENDA
POLK COUNTY ADMINISTRATIVE OFFICE BUILDING
111 COURT AVENUE - ROOM 120
MARCH 16, 2021 9:30 A.M.**

1. Roll Call.
2. Action on the Minutes of the Previous Meeting(s).
3. Special Claims as submitted by the County Auditor, if any.
4. Action on the Bill List as submitted by the County Auditor.

ORDINANCE
(SECOND READING)

5. Ordinance amending the Polk County Zoning Ordinance.

6. **PUBLIC COMMENTS**

RESOLUTIONS

7. Resolution approving MH/ID/DD service approvals and authorizing expenditures from the General Basic Fund.
- *8. Resolution approving Amendment to Memorandum of Understanding with Iowa Department of Public Health for Tuberculosis Program funding.
- *9. Resolution approving Cooperative Public Service Agreement with Franklin Township Trustees for 2021 HMA Improvement Project.
- *10. Resolution approving Agreement with Navigate Wellbeing Solutions.

COMMUNICATIONS

- *11. City of Des Moines notice of consultation meeting concerning Amendments to the Ingersoll Grand Commercial, 38th & Grand, and Oak Park-Highland Park Urban Renewal Plans.
- *12. City of Urbandale notice of consultation meeting concerning proposed Amendment No. 3 to the Amended and Restated Northwest Market Center Urban Renewal Plan.

BUDGET ACTIONS

13. Memorandum of Budget Actions.

APPOINTMENTS

14. Memorandum of Appointments.

ADJOURNMENT

**Asterisk denotes attachments to items are on file in the Auditor's Office, 111 Court Avenue,
Des Moines, 515-286-3080 Monday through Friday, 8:00 a.m. – 5:00 p.m.
For the full text of Resolutions, visit our website at: <https://www.polkcountyiowa.gov/auditor/administration/>*

In accordance with the Governor's Proclamation dated March 19, 2020, this public meeting will be held electronically pursuant to section 21.8 of the Code of Iowa.

Join Zoom Meeting

<https://polkcountyiowa-gov.zoom.us/j/94723670014?pwd=YXlhWjlpQXd0cGxpbFNEb0tTOEVUZz09>

Meeting ID: 947 2367 0014

Passcode: 317164

One tap mobile

+16465588656,,94723670014# US (New York)

+13017158592,,94723670014# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 947 2367 0014

Find your local number: <https://polkcountyiowa-gov.zoom.us/j/94723670014?pwd=YXlhWjlpQXd0cGxpbFNEb0tTOEVUZz09>

ORDINANCE NO.

WHEREAS, the Polk County Board of Supervisors adopted the Zoning Ordinance on September 10, 2007 and most recently amended on February 1, 2019; and

WHEREAS, the proposed text amendments to the Polk County Zoning Ordinance provided updates to the current Ordinance for unincorporated Polk County; and

WHEREAS, the proposed amendments will amend Article 7. Natural Resource Protection, Division 4. Natural Resources, Section 2. Streams and Article 8. Stormwater and Erosion Control Management, Division 1. Stormwater Runoff; and

WHEREAS, the Text Amendments were reviewed and heard by the Polk County Zoning Commission on Monday, January 25, 2021 at 7:00 P.M., at the video/phone meeting for Polk County Public Works Department, Planning and Development Division, 5885 N.E. 14th Street, Des Moines, Iowa, due and timely notice was published as provided by law; and

WHEREAS, the Polk County Zoning Commission voted six (6) for, zero (0) against with one (1) absent to recommend **approval** of the Polk County Zoning Ordinance Text Amendments; and

WHEREAS, the Text Amendments were heard by the Polk County Board of Supervisors on Tuesday, March 9, 2021 at 9:30 A.M., in Room 120 of the Polk County Administrative Office Building, 111 Court Avenue, Des Moines, Iowa, due and timely notice published as provided by law.

NOW, THEREFORE, BE IT ORDAINED that the text amendments to the Polk County Zoning Ordinance for unincorporated Polk County be approved and become effective upon publication.

POLK COUNTY, IOWA

Angela Connolly, Chairperson

ATTEST

County Auditor

#5

POLK COUNTY BOARD OF SUPERVISORS

Tuesday Agenda Memorandum

Item Type & Title: Ordinance No. Amending the Polk County Zoning Ordinance

Agenda Date: March 9, 2021

Contact Individual: Bret VandeLune, Planning and Development Manager, Polk County Public Works Department, 286-2290

Previous Action taken by the Board: Set public hearing on February 9, 2021

Board/Commission Actions: At their November 26, 2018 meeting, the Zoning Commission voted six (6) for, zero (0) against with one (1) absent to recommend approval of the text amendments to the Polk County Zoning Ordinance.

Action Requested (Recommended): Approval

Comply with Policy: Yes

Background: Planning and Development staff has prepared text amendments to the Polk County Zoning Ordinance. Polk County took part in the Capital Crossroads Stormwater initiative to work regionally to put together uniform stormwater management standards for the Des Moines metro. Staff proposes implementing a majority of the Capital Crossroads recommendations to provide for improved stormwater management and increase stormwater quality within unincorporated Polk County. These regulations are proposed for new development and redevelopment of existing properties. Does not include Agricultural land or individual single-family residential properties.

Action Impact: Upon holding the public hearing and three readings of the ordinance, the amendments would be published and go into effect.

Fiscal Note: None

Fiscal Year	Budgeted? (Y/N)	Anticipated Expense	Anticipated Revenue	Ongoing Commitment? (Y/N)	If Amendment is Required,	
					Expense Account Code	Revenue Account Code
20/21	N	N	N	N		

Polk County Zoning Ordinance Amendments Summary

The Zoning Ordinance and map for unincorporated Polk County, Iowa, provides regulations for land use and divides the county into zoning districts for the protection and promotion of the health, safety, and general welfare of the present and future residents of the County.

Amendments include additions, deletions, corrections, and rewording within Article 7, Division 4, Section 2 and Article 8, Division 1 the Ordinance as summarized below:

Article 7. Natural Resource Protection, Division 4. Natural Resources,

- **Section 2. Streams**
 - (A) Intent and Purpose
 - Added reference to FEMA FIRM Flood Insurance Rate Maps.
 - Deleted figure from Polk 2030 Comprehensive Plan.
 - (B) Protection Criteria
 - Replaced Floodway buffer criteria to encompass stream channel if FIRM maps are inaccurate.

Article 8. Stormwater and Erosion Control Management, Division 1. Stormwater Runoff

- Section 1. Excess Stormwater Runoff – no changes.
- Section 2. Limitation of Stormwater Runoff - added language and detail on development, redevelopment and exemptions.
- Section 3. Maintenance of Drainage - added language about egress/ingress to property.
- Section 4. Runoff and Drainage - updated language.
- Section 5. Stormwater Detention Required - updated language.
 - Section 6. Design Criteria - added new language and replaced language and deleted examples.
 - Added (A) Water Quality Volume, (B) Channel Protection Volume, (C) Overbank Flood Protection, (D) Extreme Flood Protection, (E) Upstream Land, (F) Detention Basin Release, (G) Road ditches and right-of-ways, (H) Stormwater Management Plan, and (I) Operation and Maintenance Plan
- Section 7. Design Regulations - updated and replaced language.
 - Added (A) Natural Conditions, (B) Hydrologic Soil Group (HSG), (C) Time of Concentration (TC), (D) Routing and Detention Design, (E) Conveyance Management, (F) Erosion Control & Seeding, modified (G) Outlet Control Structures, added (H) Dams, modified (I) Dry Bottom Basin, (J) Wet Basins. (K) Building Regulations, (L) Stormwater Storage.
- Section 8. Maintenance of Facilities - no changes
- Section 9. Inspection of Facilities - updated language.

Also included in the amendments are other minor changes and non-substantive punctuation, grammatical, formatting and renumbering changes. No changes made to the Official Zoning Map.

Copies of the entire changes to Polk County Zoning Ordinance are available on the Polk County website at <https://www.polkcountyiowa.gov/media/ko0dzdpu/item-1-public-hearing-stormwater-text-amend-memo.pdf>. For information, email publicworks@polkcountyiowa.gov or call (515) 286-3705. In addition, the current Zoning Ordinance and Map are available at <https://www.polkcountyiowa.gov/public-works/planning-development/planning-zoning-services/>

RESOLUTION

Moved by _____, Seconded by _____ that the following Resolution be adopted:

WHEREAS, the persons on the attached Memorandum of MH/ID/DD Service Approval have legal residence in Polk County; and

WHEREAS, these persons are in need of the services as described in the attached Memorandum of Service Approval; and

WHEREAS, no Polk County network providers of such services are able to meet the needs of these persons at this time; and

WHEREAS, the Board of Supervisors in the counties where the out-of-county providers are located have approved the proposed rates; and

WHEREAS, the rates for out-of-network providers in Polk County have been established by the Iowa Department of Human Services; and

WHEREAS, these services were reviewed and approved by the Service Appeal Board; and

WHEREAS, Polk County Service Appeal Board has determined that it is in the best interests of the clients and the county for the providers listed to provide the services needed by the clients.

NOW, THEREFORE BE IT RESOLVED Polk County, Iowa approves the terms of the attached Memorandum of Service Approval and authorizes the necessary expenditures from the Polk County General Basic Fund for these individuals, and authorizes the Chairperson of the Polk County Board of Supervisors to sign said Agreement on behalf of Polk County, Iowa.

Approved this _____ day of _____, 2021.

POLK COUNTY, IOWA

Angela Connolly
Chairperson

Log #412

SUBMITTED BY:

POLK COUNTY HEALTH SERVICES, INC.



Liz Puls, Program Specialist

FISCAL NOTE: \$4,500 from the General Basic Fund.

#7

POLK COUNTY BOARD OF SUPERVISORS

Tuesday Agenda Memorandum

Item Type & Title: Resolution approving MH/ID/DD service approvals and authorizing expenditures from the General Basic Fund.

Agenda Date: 3/16/2021

Contact Individual: Liz Puls, Program Specialist

Previous Action taken by the Board: NA

Board/Commission Actions: Approved by Service Appeal Board

Action Requested (Recommended): Approval

Comply with Policy: Polk County Management Plan developed pursuant to Iowa Administrative Code 441 Section 25.13(2)f-g

Background: Polk County contracts with selected providers in Polk County to provide services to persons with mental illness, intellectual disability, or a developmental disability. If those providers are unable to meet the needs of a consumer and we must use an out-of-county provider or a local provider with whom we do not contract but who meets the criteria adopted by the Board of Supervisors in the Polk County Management plan. The Polk County Board of Supervisors has appointed the Polk County Service Appeal Board to review each request for services outside of Polk County or for services by local providers who the county does not contract with, to determine whether the service request is in the best interest of the consumer and the county, and to maintain client confidentiality.

Action Impact: The Polk County Service Appeal Board has determined that the services requested in the attached resolution are in the best interests of the consumers and the county. The Board of Supervisors in the counties where the providers are located have approved the proposed reimbursement rates. The attached cost summary outlines the services and the proposed costs that were reviewed and approved by the Service Appeal Board.

Fiscal Note:

Fiscal Year	Budget- ed? (Y/N)	Anticipated Expense	Anticipated Revenue	Ongoing Commitment? (Y/N)	If Amendment is Required,	
					Expense Account Code	Revenue Account Code
20/21	Y	\$4,500.00	\$0	N		
21/22	Y	\$3,000.00	\$0	N		

Additional Fiscal Note Information (optional):

**MEMORANDUM OF MH/ID/DD SERVICE APPROVAL
POLK COUNTY SERVICE APPEAL BOARD**

Tuesday, March 9, 2021

Page 1 of 1

Client ID	1236	County Portion	100%	Unit Rate	\$250.00
Provider	Decisions for Life, Altoona			Maximum Monthly Cost	\$250.00
Service	3226a Guardianship			Maximum Cost of Approval	\$3,000.00
Units	1 Monthly	Start and End Date	3 /1 /2021 to 2 /28/2022		
Client ID	1236	County Portion	100%	Unit Rate	\$1,500.00
Provider	Decisions for Life, Altoona			Maximum Monthly Cost	\$1,500.00
Service	3226b Guardianship			Maximum Cost of Approval	\$1,500.00
Units	1 Monthly	Start and End Date	3 /1 /2021 to 3 /31/2021		
SUBMITTED BY:					\$4,500.00



Liz Puls, Program Specialist

R E S O L U T I O N

MOVED BY _____ SECONDED BY _____

That the following Resolution be adopted:

WHEREAS, tuberculosis is a communicable disease that is a threat to the public health of the residents of Polk County; and

WHEREAS, on February 16, 2021 Polk County, Iowa approved Memorandum of Understanding (MOU) -2021-TB01 with the Iowa Department of Public Health to continue to conduct tuberculosis prevention which allocated funds of \$900 to Polk County for the continuation of the Polk County tuberculosis detection and prevention program for the term of January 1, 2021 through December 31, 2021; and

WHEREAS, this MOU-2021-TB01, Amendment 1 adds an additional \$900 for a new total of \$1,800.

NOW, THEREFORE, BE IT RESOLVED: That Polk County, Iowa approves MOU-2021-TB01, Amendment 1, with the Iowa Department of Public Health to continue to conduct tuberculosis prevention and outreach activities in the community and authorizes the Chairperson to sign the MOU-2021-TB01, Amendment 1; and

NOW, THEREFORE, BE IT FURTHER RESOLVED: That the Polk County Board of Supervisors authorizes the Director of the Polk County Health Department, or her designee, to execute any and all documents in furtherance of this grant award pursuant to MOU-2021-TB01 with the Iowa Department of Public Health.

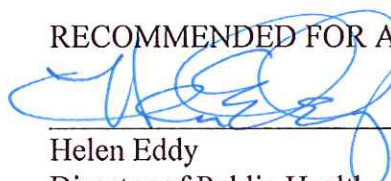
Approved this _____ day of _____, 2021.

POLK COUNTY, IOWA

By _____

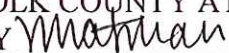
Angela Connolly
Chairperson

RECOMMENDED FOR APPROVAL



Helen Eddy
Director of Public Health

APPROVED AS TO FORM:

JOHN P. SARCONI
POLK COUNTY ATTORNEY
BY 

Assistant County Attorney

FISCAL NOTE: FY 20/21 Revenue/Expenses: \$1800

#8

POLK COUNTY BOARD OF SUPERVISORS

Tuesday Agenda Memorandum

Item Type & Title: Amendment to Memorandum of Understanding with Iowa Department of Public Health for Tuberculosis Program funding

Agenda Date: 3/16/2021

Contact Individual: Scott Slater, 286-3752

Previous Action taken by the Board: Original contract approved 2/16/2021

Board/Commission Actions: None

Action Requested (Recommended): Approval

Comply with Policy: Controlling the spread of communicable disease in the county is an essential public health function and mandated by Iowa law.

Background: The Iowa Department of Public Health provided funding to cover some of the costs related to detection and prevention of tuberculosis in Polk County. The amount awarded for the contract year January 1, 2021 through December 31, 2021 was \$900.

This Amendment 1 increases the amount by an additional \$900 to \$1,800.

Action Impact: These funds will be used to help offset staff costs for providing Direct Observed Therapy (DOT) for suspected/confirmed cases of pulmonary Tb cases.

Fiscal Note:

Fiscal Year	Budget- ed? (Y/N)	Anticipated Expense	Anticipated Revenue	Ongoing Commitment? (Y/N)	If Amendment is Required,	
					Expense Account Code	Revenue Account Code
20	Y	\$1,800	\$1,800	Y	10223011.74290	10223011.52290
21	Y	\$1,800	\$1,800	Y	10223011.74290	10223011.52290

Additional Fiscal Note Information (optional) State and federal CFDA 93.116

RESOLUTION

Moved by _____, Seconded by _____ that the following Resolution be adopted:

WHEREAS, Polk County, Iowa as a public agency, may enter into an agreement with a public or private agency to cooperate in the provision of services to the public and to cooperate in other ways to the mutual advantage of each party; and

WHEREAS, the Franklin Township Trustees have requested that the roadway within the Franklin Township Cemetery on NE Santiago Drive be added to the Polk County Hot Mix Asphalt Resurfacing contract and for Polk County Public Works to provide in-kind project administration and construction inspection assistance for the asphalt overlay of this roadway that is entirely within the Cemetery that is in need of repair.

WHEREAS, to detail the funding, administration and construction inspection responsibilities of each party, the Public Works Department has developed an "Agreement for Cooperative Public Service" with the Franklin Township Trustees for the Hot Mix Asphalt resurfacing of the Franklin Township Cemetery roadway east of NE Santiago Drive.

NOW, THEREFORE, BE IT RESOLVED Polk County, Iowa approves the terms of the attached Agreement with the Franklin Township Trustees for the HMA Resurfacing of the Franklin Township Cemetery roadway, adopts the Agreement, and authorizes the Chairperson of the Polk County Board of Supervisors to sign the Agreement on behalf of Polk County, Iowa; and

BE IT FURTHER RESOLVED that the Public Works Department is hereby directed to return a copy of the signed Agreement to the Franklin Township Trustees and administer the Agreement on behalf of Polk County, Iowa.

Approved this _____ day of _____, 2021.

POLK COUNTY, IOWA

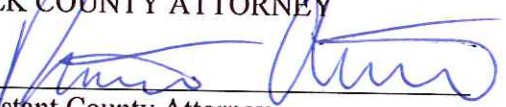
Angela Connolly
Chairperson

RECOMMENDED FOR APPROVAL:


Robert Rice, Director
Polk County Public Works Department

APPROVED AS TO FORM:

JOHN P. SARCONI
POLK COUNTY ATTORNEY

By: 
Assistant County Attorney

FISCAL NOTE: None at this time. Franklin Township to pay all construction costs estimated at \$16,584

#9

POLK COUNTY BOARD OF SUPERVISORS

Tuesday Agenda Memorandum

Item Type & Title: Resolution No. 34-21 to approve a Cooperative Public Service Agreement with the Franklin Township Trustees for 2021 HMA Improvement Project.

Agenda Date: March 16, 2021

Contact Individual: Kurt D. Bailey, P.E., County Engineer, Polk County Public Works Department, 286-3705

Previous Action taken by the Board: None Required

Board/Commission Actions: None Required

Action Requested (Recommended): Approve the terms of the Cooperative Public Service agreement, adopt the agreement, and authorize the Chairperson of the Polk County Board of Supervisors to execute the agreement on behalf of Polk County, direct Public Works to return a copy of the signed Agreement to the Franklin Township Trustees and administer the Agreement on behalf of Polk County, Iowa.

Comply with Policy: Yes

Background: The Franklin Township Trustees have requested that the roadway within the Franklin Township Cemetery on NE Santiago Drive be added to the Polk County Hot Mix Asphalt Resurfacing contract and for Polk County Public Works to provide in-kind project administration and construction inspection assistance for the asphalt overlay of this roadway that is entirely within the Cemetery that is in need of repair. To detail the funding, administration and construction inspection responsibilities of each party, the Public Works Department has developed an "Agreement for Cooperative Public Service" with the Franklin Township Trustees for the Hot Mix Asphalt resurfacing of the Franklin Township Cemetery roadway east of NE Santiago Drive.

Action Impact: Allows the project to be added to the 2021 HMA Resurfacing contract.

Fiscal Note: None at this time. Franklin Township to pay all construction costs estimated at \$16,584.

Fiscal Year	Budget ed? (Y/N)	Anticipated Expense	Anticipated Revenue	Ongoing Commitment? (Y/N)	If Amendment is Required,	
					Expense Account Code	Revenue Account Code
20/21	NA	NA		N		
21/22	NA	NA		N		

Additional Fiscal Note Information (optional):

RESOLUTION

MOVED BY _____, SECONDED BY _____,

That the following Resolution be adopted:

WHEREAS, Polk County has contracted with Wellmark Blue Cross/Blue Shield of Iowa (Wellmark) for services related to its employee wellness program since 2015, and

WHEREAS, the Polk County Human Resources Department recommends Navigate Wellbeing Solutions replace Wellmark for services related to its employee wellness program, and

WHEREAS, Polk County and Navigate Wellbeing Solutions have negotiated the attached Agreement reflecting the terms and conditions agreed to by the parties.

NOW, THEREFORE BE IT RESOLVED that Polk County, Iowa approves the terms of the attached Agreement with Navigate Wellbeing Solutions for employee wellbeing services, and authorizes the Chairperson of the Polk County Board of Supervisors to sign said Agreement on behalf of Polk County, Iowa.

Approved this _____ day of _____ 2021

POLK COUNTY, IOWA

Angela Connolly
Chairperson

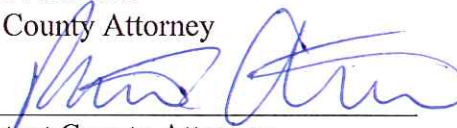
RECOMMENDED FOR APPROVAL:



Jeffrey Edgar, Interim Director
Polk County Human Resources

APPROVED AS TO FORM:

John P. Sarcone
Polk County Attorney

By: 
Assistant County Attorney

FISCAL NOTE: Costs are
incorporated in the FY 20/21 and FY
21/22 budgets.

#10

POLK COUNTY BOARD OF SUPERVISORS

Tuesday Agenda Memorandum

Item Type & Title: Resolution Approving Agreement with Navigate Wellbeing Solutions

Agenda Date: March 16, 2021

Contact Individual: Jeffrey Edgar, Interim Director of Human Resources

Previous Action taken by the Board: N/A

Action Requested (Recommended): Approval of the attached Service Agreement with Navigate Wellbeing Solutions.

Comply with Policy: N/A

Background: In an effort to increase benefit offerings, improve employee health and decrease health plan costs, the Department of Human Resources implemented the Employee Wellness Program in 2015. In an effort to expand the program, increase employee participation, and lower health plan costs, the Department of Human Resources desires to secure the services of Navigate Wellbeing Solutions, which will provide wellness education, wellbeing initiatives, health challenges, competitive events, web-based tracking tools and other related services for Polk County's Employee Wellness Program.

Action Impact: Approval of the service agreement with Navigate Wellbeing Solutions.

Fiscal Note: Costs are incorporated in the FY20/21 and FY21/22 budgets.

Fiscal Year	Budgeted? (Y/N)	Anticipated Expense	Anticipated Revenue	Ongoing Commitment ? (Y/N)	If Amendment is Required,	
					Expense Account Code	Revenue Account Code
20/21	Y	\$6,496		Y		
21/22	Y	\$32,480		Y		

February 26, 2021

Polk County Board of Supervisors
Chair
Room 300
Des Moines, IA 50309



Re: Consultation Meeting on the Amendments to the Ingersoll Grand Commercial Urban Renewal Plan, 38th and Grand Urban Renewal Plan, and Oak Park-Highland Oak Urban Renewal Plan – City of Des Moines

The City of Des Moines is proposing to amend three Urban Renewal Plans: the Ingersoll Grand Commercial Urban Renewal Plan, the 38th and Grand Urban Renewal Plan, and the Oak Park-Highland Park Urban Renewal Plan.

The Ingersoll Grand Commercial Urban Renewal Plan is generally located along Ingersoll and Grand Avenues between MLK Jr Parkway and 43rd Street. The Metro Center Urban Renewal Plan encompasses downtown Des Moines and is generally located between Fleur Drive to the West and SE 14th Street to the East, and I-235 to the North and the Raccoon River to the South.

The purpose of the Ingersoll Grand Commercial Urban Renewal Plan amendment is to:

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
- Amend and update Appendix D – Approved Public Improvement Projects to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
- Update Appendix E – Approved Economic Development and Redevelopment Projects to approve the provision of financial assistance from tax increment revenues in the Ingersoll Grand Commercial Urban Renewal Area for the following projects:
 - Tree House Partners, LLC - 2315 Grand Avenue. Historic renovation of three (3) multi-family apartment buildings and the inclusion of 19 low to moderate income affordable housing units.

The 38th and Grand Urban Renewal Plan is generally located along the Grand Avenue corridor between 31st and 42nd Streets.

The purpose of the 38th and Grand Urban Renewal Plan amendment is to:

- Amend and update Appendix A – Legal Description for the addition of a second tax increment financing district boundary.
- Amend and update Appendix C - Financial Condition Report to reflect the new project incorporated in Appendix D.
- Amend and update Appendix D – Approved Projects to approve the provision of financial assistance from tax increment revenues in the 38th and Grand Urban Renewal Area for the redevelopment, renovation and/or improvement of the following project:
 - 3801 Grand Associates, LP and Newbury Management Company d/b/a Newbury Living, vicinity of 3705, 3707, and 3721 Grand Avenue. New construction of a 4-story, 56-unit multi-family apartment building.
- Amend and update Map 1 – Boundary of Urban Renewal Area to add the 38th and Grand TIF District No. 2.

#11

The Oak Park-Highland Park Urban Renewal Plan is generally located east and west along Euclid Avenue frontage generally between the 600 block just to the east of 6th Avenue and extending east to Cambridge Street and extends north and south along 6th Avenue generally from Ovid Avenue to the south and to Seneca Avenue to the north. The boundary also includes the Park Fair Mall property and surrounding properties mostly designated as community mixed use in close proximity to the Park Fair Mall.

The purpose of the Oak Park-Highland Park Plan amendment is to:

- Amend and update Appendix A – Legal Description(s) to include the legal description for the boundary of the Oak Park-Highland Park TIF District No. 1, Oak Park-Highland Park TIF District No. 2, and Oak Park-Highland Park TIF District No. 3.
- Amend and update Appendix B - Financial Condition Report to reflect the new projects' projected assessments and incentives.
- Add Appendix C – Approved Economic Development and Redevelopment Projects to approve the provision of financial assistance from tax increment revenues in the Oak Park – Highland Park Urban Renewal Area for the following projects:
 - FW Rehab, LLC for the renovation of the existing building at 3610 6th Avenue for mixed-use residential and commercial uses.
 - 3523 6th Avenue, LLC for the renovation of the existing building at 3523 6th Avenue for commercial uses.
 - 3524 6th Avenue, LLC for the renovation of the existing building at 3524 6th Avenue for mixed-use residential and commercial uses.
- Amend and update Map 1 - Boundary of Urban Renewal Area and TIF District(s) to show the three TIF district boundaries located within the Urban Renewal Area.

The consultation meeting has been set for:

Thursday, March 16, 2021 at 1pm

Zoom Link: <https://zoom.us/join>

Meeting ID: 869 3662 4274

Passcode: 350891

Dial by your location:

+1 312 626 6799 US (Chicago), +1 720 928 9299 US (Denver)

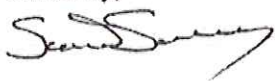
833 548 0276 US Toll-free, 877 853 5257 US Toll-free

You may submit a written recommendation for modification of the proposed division of revenue from the tax increment by delivering such recommendation to the City Clerk within seven days following the consultation meeting.

The City will make a written response to any such recommendations no later than seven days prior to the public hearing. The public hearing will be held on April 5, 2021 at 5:00 p.m. in the Council Chambers at 400 Robert D Ray Drive. At that time, the City Council will consider the proposed amendments to the urban renewal plans and all comments, recommendations and responses regarding the proposed amendments. If the Council meetings are still being held in a virtual format for the April 5th meeting date, council agendas and zoom link information can be found on our website at:

[https://www.dsm.city/government/council meetings and agendas/index.php](https://www.dsm.city/government/council%20meetings%20and%20agendas/index.php).

Sincerely,



Scott E. Sanders
City Manager

Enclosures:

Ingersoll Grand Commercial Urban Renewal Area Notice of Public Hearing and Urban Renewal Plan Draft
38th and Grand Urban Renewal Area Notice of Public Hearing and Urban Renewal Plan Draft
Oak Park-Highland Oak Urban Renewal Area Notice of Public Hearing and Urban Renewal Plan Draft

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF URBANDALE, STATE OF IOWA AND ALL
AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED AMENDMENT NO. 3 TO THE AMENDED AND
RESTATED NORTHWEST MARKET CENTER URBAN
RENEWAL PLAN FOR THE CITY OF URBANDALE, STATE
OF IOWA

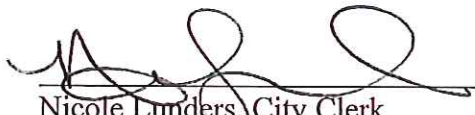
The City of Urbandale, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 3:00 P.M. on March 17, 2021, in the Council Chambers, City Hall, 3600 86th Street, Urbandale, Iowa concerning a proposed Amendment No. 3 to the Amended and Restated Northwest Market Center Urban Renewal Plan for the Northwest Market Center Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Manager, or his delegate, as the designated representative of the City of Urbandale, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 3 to the Amended and Restated Northwest Market Center Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Urbandale, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 9th day of March, 2021.



Nicole Lunders, City Clerk,
City of Urbandale, State of Iowa

(End of Notice)



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