

THE CITY OF
West Des Moines®
www.wdm.iowa.gov

Community and Economic
Development

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October 18, 2016

Madison County Board of Supervisors
c/o Heidi Burhans, County Auditor
PO Box 152
Winterset, IA 50273

Dear Ms. Burhans:

The West Des Moines City Council has begun the process of creating a new Urban Renewal Area, *Osmium Urban Renewal Area* which will include the *Osmium Urban Renewal Plan*. Because of the decision of the Microsoft Corporation to expand in West Des Moines, it is necessary for the City to construct the necessary infrastructure to support the project. Although, the City has included a lot or territory in the Urban Renewal Area, the City will only be collecting tax increment revenues from the Microsoft's Osmium project site

The Resolution from the City Council and the draft Plan are included with this letter. Please note that the legal description in the Resolution which was adopted at the City Council meeting last night did not reflect the updated street names. These street names have been corrected in the Plan Amendment and the Public Hearing Notices included in this packet.

As required by Iowa Code, the City Council set a consultation meeting of the affected taxing entities for October 26, 2016, at 10:00 am in the Council Chambers West Des Moines City Hall. The public hearing date has been set for November 14, 2016, at 5:30 pm in the West Des Moines City Hall Council Chambers. A notice for each meeting is included.

If you have any questions before the consultation meeting, please me at (515) 273-0770.

Sincerely,

Clyde Evans, Community and Economic Development Director

Enclosure

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
THE CITY OF WEST DES MOINES, STATE OF IOWA AND
ALL AFFECTED TAXING ENTITIES CONCERNING THE
PROPOSED OSMIUM URBAN RENEWAL PLAN FOR THE
CITY OF WEST DES MOINES, STATE OF IOWA

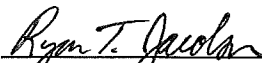
The City of West Des Moines, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 10:00 A.M. on October 26, 2016, in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa concerning a proposed Osmium Urban Renewal Plan, 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 proposed 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 proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

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 Director of Community and Economic Development as the designated representative of the City of West Des Moines, 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 Osmium 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 West Des Moines, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 17th day of October, 2016.



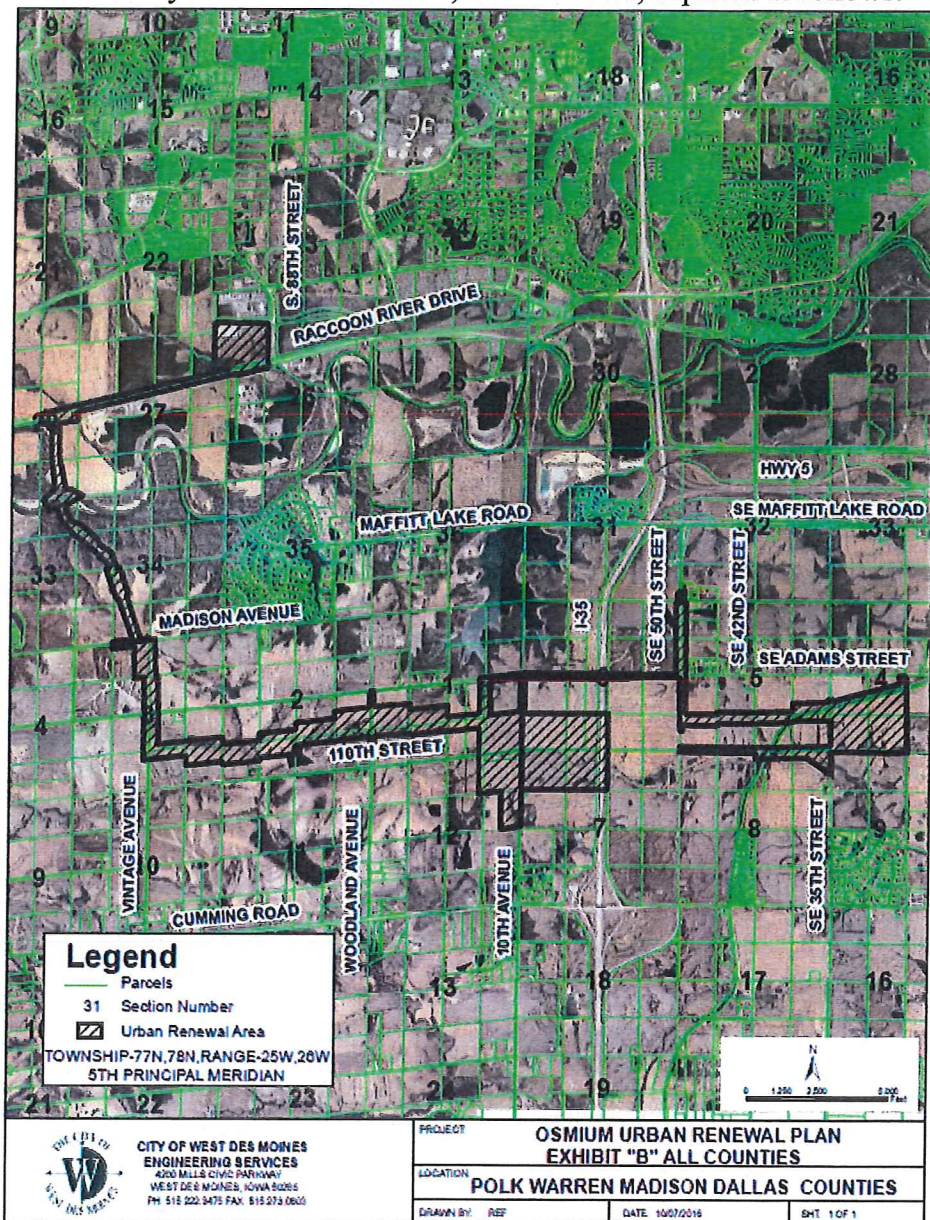
City Clerk, City of West Des Moines, State of
Iowa

(End of Notice)

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED OSMIUM URBAN RENEWAL PLAN FOR A
PROPOSED URBAN RENEWAL AREA IN THE CITY OF
WEST DES MOINES, STATE OF IOWA

The City Council of the City of West Des Moines, State of Iowa, will hold a public hearing before itself at its meeting which commences at 5:30 P.M. on November 14, 2016 in the Council Chambers, City Hall, 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider adoption of a proposed Osmium Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in the City of West Des Moines, State of Iowa, depicted as follows:



which land is to be included as part of this proposed Urban Renewal Area.

A copy of the Plan is on file for public inspection in the office of the City Clerk, City Hall, City of West Des Moines, Iowa.

The City of West Des Moines, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of West Des Moines, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 17th day of October, 2016.



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

(End of Notice)