

**WAUKEE UNIFIED URBAN  
RENEWAL PLAN**

**AMENDMENT #6**

**CITY OF WAUKEE, IOWA**

**Amendment #1 – 2011**

**Amendment #2 – 2011**

**Amendment #3 – 2012**

**Amendment #4 – 2013**

**Amendment #5 – 2014**

**Amendment #6 - 2015**

**AMENDMENT #6**  
**to**  
**WAUKEE UNIFIED URBAN RENEWAL PLAN**  
**CITY OF WAUKEE, IOWA**

Amendment #1 to the Waukee Unified Urban Renewal Plan ("Plan" or "Urban Renewal Plan" or "Unified Plan") for the Waukee Unified Urban Renewal Area ("Area" or "Unified Area"), adopted in 2011, and amended in 2011, 2012, 2013, and 2014 and is being further amended to remove certain real estate from the Area to the extent described hereinafter and to add and/or confirm the list of proposed projects to be undertaken within the Waukee Unified Urban Renewal Area by this Amendment #6 ("Amendment #6" or "Amendment").

The "base valuation" of the Waukee Unified Urban Renewal Area will be reduced by this Amendment because certain real estate, identified as the "Amendment #6 Area" (described in Exhibit A), is being removed because this Area is an economic development area for the promotion of commercial and industrial projects and the area being removed has developed into residential uses.

This Amendment #6 repeats much of Amendment No. 5 adopted in 2014 for the reader's convenience. The material changes to this Amendment #6 are the following:

- the deletion of the Area described as "Amendment #6 Area";
- updating the Previously Approved Urban Renewal Projects (Public Improvements and Development Agreement, page 7);
- Eligible Urban Renewal Projects (Amendment #5) (Public Improvements, page 8)(revised from Amendment #4);
- updating the Financial Data on page 9;
- Exhibit A contains a legal description of the area being removed (the "Amendment #6 Area");
- Exhibits B and C maps are updated.

Except as modified by this Amendment, the provisions of the original Unified Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

## **DESCRIPTION OF THE URBAN RENEWAL AREA**

The legal description of the property being removed from the Unified Urban Renewal Area is attached hereto as Exhibit "A." A map of the Amendment #6 Area being removed is attached as Exhibit "B." A map of the entire Unified Urban Renewal Area, as amended, is attached hereto as Exhibit "C."

## **AREA DESIGNATION**

The Area continues to be a mixed area in which blight conditions exist and an economic development area that is appropriate for the promotion of new commercial and industrial development.

## **HISTORY AND PURPOSE**

The City's first Urban Renewal Area was established in 1988. Over the years, as the City continued to grow and commercial development opportunities became available, the City created and amended several new urban renewal areas. In 2004, the City linked the various urban renewal areas that had been created in previous years.

In 2011, the City of Waukee approved a Unified Urban Renewal Plan and Amendment No. 1. The 2011 Unified Plan continued the City's objective to consolidate and link the urban renewal areas together in order to maximize the future expenditure of incremental property tax revenues necessary to promote economic development. Amendment Nos. 2 ,3, 4 and 5 to the Unified Plan followed.

Following several years of planning and hard work with the state and federal government, the City will now have entrance and exits ramps off Interstate 80 providing direct access along Grand Prairie Parkway (formerly known as Alice's Road) into the City proper. This new access point will create unique opportunities for economic development within the City, unlike those previously anticipated in this Unified Plan. For example, previously the City lacked a central area for big box development, which obviously requires planning approaches for access, infrastructure and improvements that differ from the subdivisions and planning within the City generally. This new Grand Prairie Parkway corridor area can now focus specifically on these types of developments.

While new and unique opportunities exist for the Grand Prairie Parkway/Interstate corridor, other lands within the Unified Area have over the years been developed for residential purposes, while other parcels have been identified as underutilized. Even though some areas within the Unified Area developed as residential, the City has followed a longstanding guideline not to certify Tax Increment debt for residential housing projects.

In light of the above, and due to the rapid and continuing growth experienced by the City since the first urban renewal area was established in 1988, City officials felt it was appropriate to re-evaluate all subareas within the Unified Urban Renewal Area not only to determine which

parcels should be removed to form a new Gateway Economic Development Urban Renewal Area, but also to evaluate appropriateness of parcels to remain within either of the City's Urban Renewal Areas.

Several factors were evaluated, including:

- Existing land uses of each subarea,
- Number of years each subarea had been contained within the Urban Renewal Area,
- Base valuations,
- Availability of public infrastructure,
- Potential of each subarea for development or redevelopment, future land uses, and conformity of such future development to the City's overall general plan for the physical development of the City as a whole.
- Anticipated schedule for future development.

This evaluation resulted in the decision to remove various parcels from the Unified Area for a variety of reasons:

- In general, the City's current guideline is not to utilize tax increment financing incentives for residential housing projects. As a result, it was determined to remove several existing properties due to their development into residential uses.
- Since most of the other land being removed from the Waukee Unified Urban Renewal Area is undeveloped, there has been very little, if any, increment that has been added to the Waukee Unified Urban Renewal Area by these parcels. For those areas that development has not occurred, nor is intended to occur in the foreseeable future, the City is removing such properties in order to release that valuation back to the affecting taxing districts. If future development is sought, the City may seek to create or further amend this Area to address said development.
- In 2013, the City created a new Urban Renewal Area, which the City designated as the "Waukee Gateway Economic Development Area." This new Area includes all of the existing undeveloped property at the new Interstate 80 interchange on the south edge of the community, as well as the connecting corridor into Waukee. As the City begins to invest millions of dollars in infrastructure to support this new Interstate corridor and the unique development opportunities this corridor will provide to the community, the City believes it is necessary to remove those areas which are undeveloped to date and to re-establish those areas as the new and separate Gateway Economic Development Urban Renewal Area.
- As previously noted, much of the land to be included within the new Gateway Urban Renewal Area is now a part of the Waukee Unified Urban Renewal Area. Although re-establishing these land areas as the new and separate Gateway Economic Urban Renewal Area will result in a somewhat higher base valuation, City officials believe that with the

new Interstate 80 interchange being constructed, the timing for adoption of this Plan is appropriate and in the best interest of the community.

In summary, the removal of the identified parcels from the Unified Urban Renewal Area will result in the release of some real estate, while other properties will be utilized to create the new Gateway Urban Renewal Area. Collectively, these planning decisions will enable the City to continue maximizing the future use of tax increment revenues to support new development that is expected to take place as a result of the Interstate interchange.

### **PROJECT OBJECTIVES**

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded industrial and commercial development and blight remediation. Objectives include:

1. To stimulate through public action and commitment, private investment in new commercial and industrial development.
2. To plan for and provide sufficient land for commercial or industrial development.
3. To provide for the installation of public infrastructure and facilities in the Urban Renewal Area, which ultimately contribute to the sound development of the entire City.
4. To provide a more marketable and attractive investment climate.
5. To remediate blight in applicable areas.
6. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.

### **TYPES OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the area, the City intends to utilize the powers conferred under Chapters 403 and Chapter 15A, Code of Iowa.

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To acquire land and to provide for the construction of urban renewal projects or specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for or cause to be provided the construction or repair of public infrastructure, including but not limited to, streets, water, storm sewer, sanitary sewer, public utilities, sidewalks, street lights, public parks and open spaces, bike trails, landscaping or other related facilities and activities in connection with urban renewal projects.
4. To make loans, forgivable loans, tax rebate payments or other types of economic development grants or incentives to private persons or businesses for economic development purposes on such terms as may be determined by the City Council.
5. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To borrow money and to provide security therefor.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
8. To contribute to the elimination or remediation of blight through contributions and/or incentives.
9. To assist with the operation, repair, and maintenance of the City-owned golf course.
10. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear or prepare the property for redevelopment, or to dispose of property.
11. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Waukee and the State of Iowa.

### **PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS**

Numerous urban renewal projects were included in Amendment #5 and preceding amendments. These previously authorized projects include:

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1) Public Improvements

<b>Project</b>	<b>Bond Reference</b>	<b>Balance as of July 1, 2015</b>
Alice's Road/University Intersection/Grand Prairie Parkway Extension/Interchange Ramps/Traffic Signals and Kettlestone Master Plan Consulting	2014A GO Urban Renewal	\$12,583,157.00
Grand Prairie Parkway and Storm Drainage (Ashworth to University)	2013D GO Urban Renewal Advanced Refunding	\$5,411,800.00
University Avenue Widening (Waco to Alice's Rd)	2013C GO Urban Renewal Advanced Refunding	\$1,847,767.00
Alice's Road-I80 Bridge/Approaches	2013B GO-Abated w/TIF Revenues	\$1,568,900.00
Alice's Road - Sewer	2012D GO Urban Renewal	\$2,725,800.00
University Avenue Widening (Alice's to LA Grant Parkway) & Clayton Property Purchase	2012B GO Urban Renewal Advanced Refunding	\$2,184,690.00
Waukee Public Works Building	2010C TIF Revenue	\$417,527.00
2001 Downtown Improvements Waukee Public Library City Hall Purchase Hickman Road Street Lights Tornado Warning Siren 1999 Street & Sanitary Sewer Improvements Public Safety Building	2009B GO Capital Loan Refunding	\$192,138.00
Street Improvements - 6th Street/Northview Drive	2009A  GO Urban Renewal	\$268,225.00
WRA Outfall Sewer Project Raccoon River Valley Trail Extension	2008C GO Urban Renewal	\$1,555,872.00
<b>TOTAL</b>		<b>\$28,755,876.00</b>

1) Development Agreements

<b>Project</b>	<b>Potential Rebate Amount Remaining as of 7/1/15</b>
Alice's LC	\$ 2,898,143.13

**ELIGIBLE URBAN RENEWAL PROJECTS (Amendment #6)**

Although certain project activities may occur over a period of years, in addition to any projects previously proposed in the Unified Urban Renewal Plan, as previously amended, the eligible Urban Renewal Projects under this Amendment includes:

**1. Public Improvements**

<b>Project</b>	<b>Estimated Date</b>	<b>Estimated Cost</b>	<b>Rationale</b>
Grand Prairie Parkway (Interstate 80 to University) Streetscape Enhancements – landscaping, trails, underpass enhancements, signage	2016-2019	\$2,000,000 - \$4,000,000	Commercial Corridor Roadway Expansion
LA Grant Parkway Trail Extension	2015-2018	\$250,000 - \$400,000	Continued improvement of trail system for essential community amenity and betterment
Dartmoor Drive/Hickman Road Traffic Signal	2015-2018	\$250,000 - \$500,000	Commercial Corridor Roadway Expansion
Warrior Lane/Ashworth Drive (5-way) Intersection Reconstruction	2016-2019	\$2,500,000 - \$3,000,000	Public Works Installation – Sound Development of City
Alice's Road Expansion Phase 1 (University to Olson)	2016-2019	\$6,500,000 - \$8,000,000	Commercial Corridor Roadway Expansion
Alice's Road Expansion Phase 2 (Olson to Hickman)	2016- 2019	\$7,500,000 - \$9,000,000	Commercial Corridor Roadway Expansion
Hickman Road/Warrior Lane Pedestrian Underpass	2017-2019	\$1,500,000 - \$2,500,000	Continued improvement of trail system for essential community amenity and betterment
Westgate Drive/Hickman Road Traffic Signal	2017-2019	\$250,000 - \$350,000	Commercial Corridor Roadway Expansion
Warrior Lane Widening (Hickman to University)	2017-2019	\$3,250,000 - \$4,000,000	Public Works Installation – Sound Development of City
<b>TOTAL</b>		<b>\$24,000,000- \$31,750,000</b>	<b>Note: This total does not include financing costs related to debt issuance</b>

**Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.**

**2. Development Agreements**

*Future Development Agreements:* The City expects to consider requests for Development Agreements for projects that are consistent with this Plan, in the City's sole discretion. Such Agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized

by this Plan, including but not limited to land, loans, grants, tax rebates, public infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$8,000,000 - \$10,000,000.

**3. Planning, engineering fees for planning work, attorney fees, other related costs to support urban renewal projects and planning**

Project	Date	Estimated Cost
Fees and costs	Undetermined	Not to exceed \$2,000,000

**FINANCIAL DATA**

1.	July 1, 2015, constitutional debt limit:	\$64,438,160
2.	Current outstanding general obligation debt:	\$46,927,654
3.	Current remaining balance of indebtedness incurred based upon prior approved Eligible Projects and potential rebate on prior Development Agreements:	\$31,654,019.13
4.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment #6) has not yet been determined. This document is for planning purposes. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as follows:	\$34,000,000– \$43,750,000

**DEVELOPMENT PLAN**

Waukee has a general plan for the physical development of the City outlined in the Waukee Comprehensive Land Use Plan, adopted in 2008. This Urban Renewal Plan, as amended by Amendment #6, is in conformity with the 2008 Comprehensive Plan and the land

use policy and priorities that were adopted as part of the planning process. Specific objectives identified in the Comprehensive Plan include, but are not limited to, a connected citizenry involving the creation of strong civic gathering places; a successful and economically viable downtown; business environments that define the future through innovation and creativity; and mixed-use and neighborhood-integrated commercial developments which maintain a strong retail base and are designed to be sustainable.

This Urban Renewal Amendment does not change or in any way replace the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

### **URBAN RENEWAL FINANCING**

The City of Waukee intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Waukee has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Code of Iowa, urban renewal areas may utilize tax increment financing mechanism to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the proposed urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell General Obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements and urban renewal projects within the Area. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Waukee. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with the urban renewal projects identified in this Amendment related to blight remediation and/or commercial or industrial development. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

### **PROPERTY ACQUISITION/DISPOSITION**

The City will follow any applicable requirements for the acquisition and disposition of property.

### **URBAN RENEWAL PLAN AMENDMENTS**

The Unified Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding or modifying urban renewal projects, or modifying goals or types of renewal activities.

The City Council may amend this Plan in accordance with applicable state law.

### **EFFECTIVE PERIOD**

This Unified Urban Renewal Plan Amendment #6 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Unified Urban Renewal Plan shall remain in effect until terminated by the City Council and will remain in effect for the maximum time allowed by law.

No changes are made in the expiration date of the Original Area or any subarea (Amendment Area) of the Unified Urban Renewal Area.

### **REPEALER**

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

### **SEVERABILITY CLAUSE**

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

**EXHIBIT "A"**

**"Amendment #6 Area – Property to be Removed from Urban Renewal Plan**

**Legal Description**

**Area to be Removed from Waukee Urban Renewal Area (2000)**

Lot 1, Outlot Z and Lot A of Prairie Crossing Plat 1, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-404-003, 12-27-404-002 and 12-27-404-004); and,

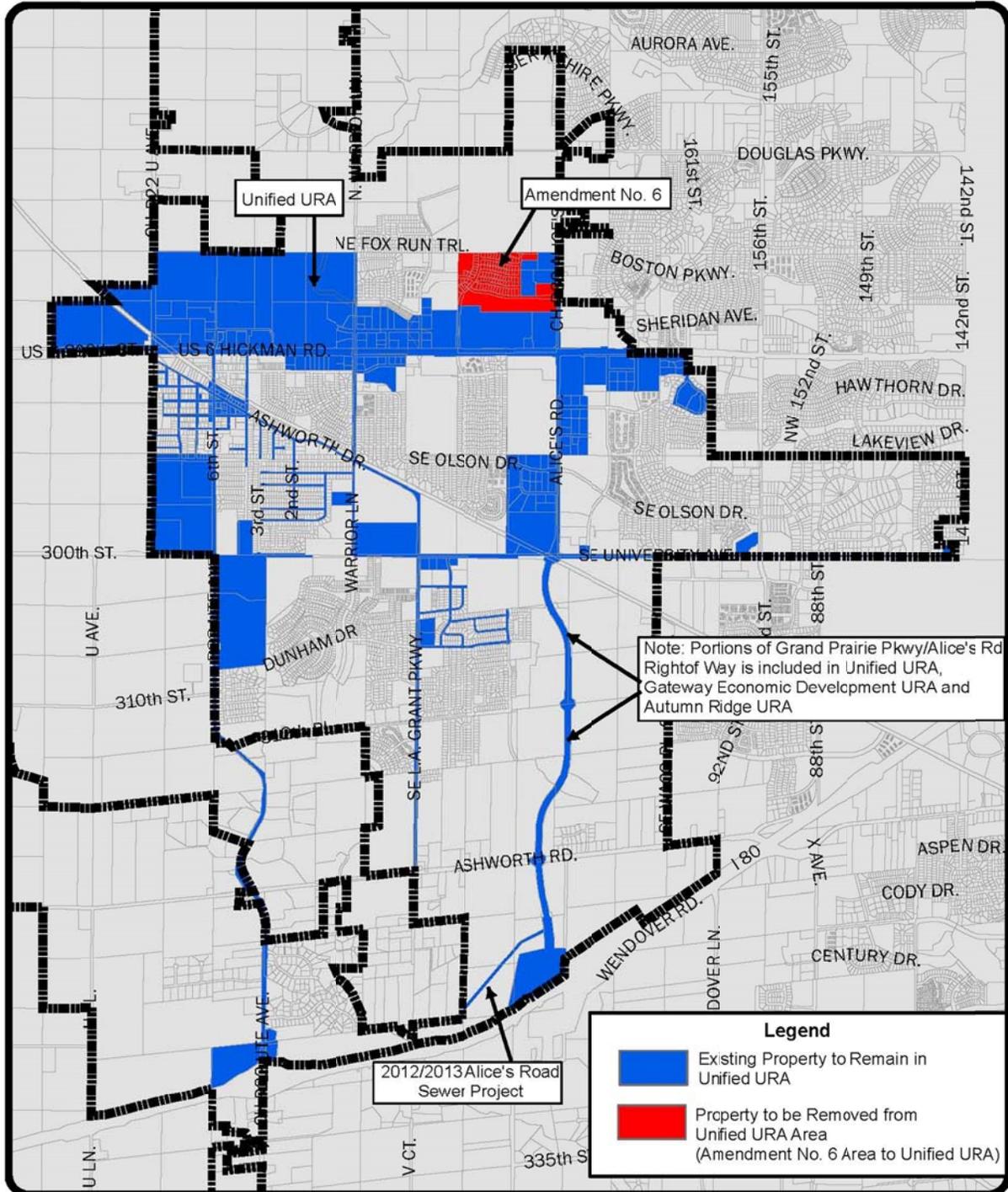
Lots 1 – 14, Outlot X, Lot A, Lot B of Prairie Crossing Plat 2, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-406-006, 12-27-406-005, 12-27-406-004, 12-27-406-003, 12-27-406-002, 12-27-406-001, 12-27-405-001, 12-27-405-002, 12-27-405-003, 12-27-405-004, 12-27-405-009, 12-27-405-008, 12-27-405-007, 12-27-405-006, 12-27-405-005 and 12-27-405-011); and,

Lots 1 -3 and Outlot Z of Prairie Crossing Plat 3, an Official Plat, City of Waukee, Iowa and the adjacent NE Westgate Drive right of way (Parcel # 12-27-410-004, 12-27-410-003, 12-27-410-002, and 12-27-410-001); and,

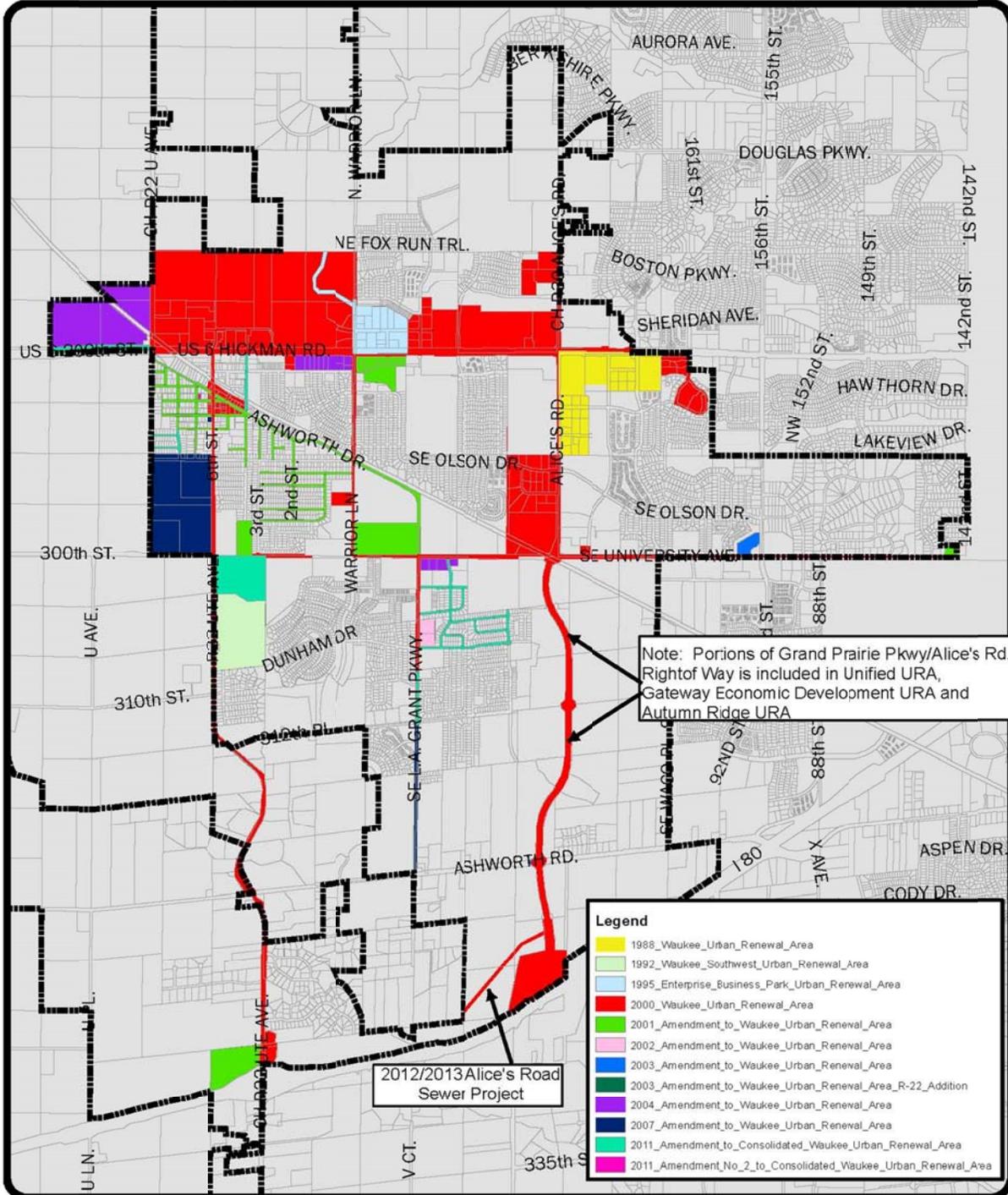
Lots 1 – 55. Lot A, Lot B and Lot C of Prairie Crossing Plat 4, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-407-002, 12-27-407-003, 12-27-407-004, 12-27-407-005, 12-27-407-006, 12-27-407-007, 12-27-407-008, 12-27-407-009, 12-27-407-010, 12-27-407-011, 12-27-407-012, 12-27-407-013, 12-27-407-014, 12-27-408-001, 12-27-408-002, 12-27-408-003, 12-27-408-004, 12-27-408-005, 12-27-408-006, 12-27-408-007, 12-27-408-008, 12-27-408-009, 12-27-408-010, 12-27-408-011, 12-27-408-012, 12-27-408-013, 12-27-408-014, 12-27-408-015, 12-27-408-016, 12-27-408-017, 12-27-408-018, 12-27-408-019, 12-27-408-020, 12-27-408-021, 12-27-408-022, 12-27-408-023, 12-27-408-024, 12-27-408-025, 12-27-408-026, 12-27-408-027, 12-27-409-001, 12-27-409-002, 12-27-409-003, 12-27-409-004, 12-27-409-005, 12-27-409-006, 12-27-409-007, 12-27-409-008, 12-27-409-009, 12-27-409-010, 12-27-409-011, 12-27-409-012, 12-27-409-013, 12-27-409-014, 12-27-409-015, and 12-27-408-028); and,

Lots 1 – 30, Lot A, Lot B, Lot C, Outlot W, Outlot X, Outlot Y and Outlot Z of Prairie Crossing Plat 5, an Official Plat, City of Waukee, Iowa (Parcel # 12-27-411-001, 12-27-411-002, 12-27-411-003, 12-27-411-004, 12-27-412-001, 12-27-412-002, 12-27-412-003, 12-27-412-004, 12-27-412-005, 12-27-412-006, 12-27-412-007, 12-27-412-008, 12-27-412-009, 12-27-412-010, 12-27-412-011, 12-27-412-012, 12-27-412-013, 12-27-412-014, 12-27-412-015, 12-27-413-001, 12-27-413-002, 12-27-413-003, 12-27-413-004, 12-27-413-005, 12-27-413-006, 12-27-413-007, 12-27-413-008, 12-27-413-009, 12-27-413-010, 12-27-413-011, 12-27-413-012, 12-27-413-013, 12-27-411-005, 12-27-427-002, and 12-27-427-001).

**Exhibit B**  
**Map of Unified Urban Renewal Area**  
**Map of Property to be Removed - Amendment #6**



**Exhibit C**  
**Map of Unified Urban Renewal Area**  
**(Amendment #1 - #6)**  
**(showing remaining Unified Area after removal of Amendment 6 area)**



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