



City of
Urbandale
Iowa

Economic Development Newsletter

City Council Approves Agreement with Deere & Company for Office Building Project

The Urbandale City Council approved a Development Agreement with Deere & Company earlier this week. The approval of the Agreement is a major step forward in the company's process to construct a new building for the principal offices of John Deere Intelligent Solutions Group (ISG).

Deere plans to construct an approximately 134,000 square foot, two-story office building at 9505 Northpark Drive in Urbandale. The company-owned facility is anticipated to be complete in 2019, with the jobs of more than 600 Deere employees, contingent workers, and interns moving to the new facility.

For nearly twenty years, Deere has leased space in Urbandale for the ISG operations. The proposed site for the project on Northpark Drive is just northeast of the new interchange at 100th Street that will open in 2018 and is in the City of Urbandale's newly-branded [Urban Loop](#) development area.

Both the Iowa Economic Development Authority (IEDA) and City have taken actions to support this investment by Deere & Company. The Development Agreement approved by the City Council will provide to Deere a Tax Increment Finance property tax rebate estimated at \$4.1 million, or approximately 77% of total property taxes paid over ten years. The City's financial support leverages a total investment of over \$32 million by Deere.

Paradigm Building the First Major Investment Announced in the Urban Loop

Last month, [R&R Realty Group announced plans](#) to build a 90,000 square foot Class A office building at 121st and Meredith Drive. The project will be built in two phases. Each phase consists of a two-story, approximately 45,000 square foot building with a connector that features a rooftop patio. The project is under construction and the first phase is expected to be complete in summer 2018. The Paradigm Building will be served by new I-35/80 interchange access at Meredith Drive which will be complete in 2020.

Let the Urban Loop Brand Add Value to Your Marketing Strategy

The [Urban Loop](#) brand highlights the value that Urbandale's access brings to existing businesses, buildings and sites served by Interstate 35/80. To build momentum and strengthen the brand, we invite you to leverage the City's marketing efforts by adding a *Located in the Urban Loop* enhancement to your corporate identity strategy or marketing materials. Download the *Located in the Urban Loop* enhancement graphic [here](#). Questions? Please [contact us](#).



Provide Your Input on Trails, Parks and Recreation in Urbandale

Businesses, employees and residents have an opportunity to shape the future of the parks, trails and facilities that make working and living in Urbandale enjoyable. Please consider taking a 5 – 10 minute survey to share your thoughts about the quality of life amenities that will help attract and retain a competitive workforce. Survey results will be used to update the *Parks, Recreation and Open Space Master Plan*—a 20-year guide establishing a clear direction to guide City staff, advisory committees and elected officials in efforts to enhance the community's parks system, open space, trails, recreational facilities, programs and services. [Visit the website](#) for more information and a link to the survey.

Attend CIP Public Hearing to Give Perspective on Infrastructure Projects

Public investments in infrastructure are key to supporting employment growth and new business facilities. The City of Urbandale [Capital Improvements Program Committee](#)

reviews staff recommendations for infrastructure and forwards a recommended plan to the City Council for a program of projects to be completed in the next five years and beyond. Business representatives and residents have an opportunity to express their thoughts at a [Public Hearing](#) on Tuesday, December 12 at 6:00 PM at City Hall. The Committee will hear comments on Art, Buildings, Equipment, Technology, Parks, Bridges, Sidewalks, Storm Sewers, Streets, Street Lighting, and Traffic Signals. The staff-recommended Plan is available [here](#).

Third Fire Station Approved by Voters, to Open Summer 2019

A third fire station to serve the emergency medical and fire suppression demands of the growing west side of Urbandale is planned to open summer 2019 at Meredith Drive and 152nd Street. Voters approved a referendum by 83% to construct the new fire station and associated fuel station which will improve response times and efficiency.



The fire station will operate in partnership with the City of Clive and serves as an example of intergovernmental collaboration to provide value to residents and businesses.

Internship Funding Available through the Iowa Economic Development Authority

The [Iowa Student Internship Program](#) provides grants to companies with less than 500 employees in the advanced manufacturing, biosciences and information technology industries to help support internship programs. The program goal is to transition interns to full-time employment in Iowa after graduation. Awards of up to \$3,100 are available for any single internship or \$9,300 for any single business and must be used to reimburse the company for intern wages only. The maximum award is an amount on a matching basis for a portion of the wages paid to an intern during the designated internship period. For every two dollars of wages earned by the student, one dollar paid by the employer is matched by one dollar from IEDA. A company can apply for a maximum of three internships per fiscal year. Additional requirements apply; contact [Jennifer Meier](#) at IEDA for more information.

Approved, Issued and Opened

Opened Palmer's Deli and Market opened their new location in Urban Town Center, at the corner of 86th Street and Douglas Avenue. The transformation of the Center from the former Parkwood Plaza has continued; it is now 86% leased.

Final Plat Approved for Radiant Point at 170th Street and Sharon Drive consisting of 78 single-family residential lots on 13.3 acres. The location of the project is just south of [Radiant Elementary School](#). The project was recently featured in a [Des Moines Register story](#) on moderately-priced housing in the Metro.

Site Plan Approved for construction of a one-story multi-tenant flex building with 51,200 square feet on 6.87 acres at 2601 104th Street. The 25' clear height building is the third project to be announced in the [Urban Loop](#) development area since the launch of the Urban Loop brand in September. The building is a project of DRA Properties. Two Men and a Truck is a lead tenant and will lease a portion of the building.

Contract Approved with Concrete Technologies, Inc., for the 100th Street Interchange Paving. The paving of the interchange ramps will begin in spring of 2018 should be open by December 2018.

Curtis Brown, CEcD

Director of Economic Development

cbrown@urbandale.org

Katie Gieszler

Economic Development Specialist

kgieszler@urbandale.org

[City of Urbandale Economic Development Department Website](#)

[Online Available Site and Building Database](#)

If you'd no longer like to receive this Newsletter, simply send a reply message with the text *unsubscribe*.