



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**00-458**

**SYNOPSIS -**

**AGENDA:**

Attached are one hundred thirty-five (135) applications for the third submission of tax abatement applications for the year. The City Council first enacted tax abatement programs for the City on September 28, 1987 by roll call no. 87-4009.

OCTOBER 2, 2000

**SUBJECT:**

**FISCAL IMPACT -**

TAX ABATEMENT  
APPLICATIONS FOR  
2000

Taxes are generated in the first year from the land value, but the improvement value will be forthcoming when the \$5,000,000 appears on the tax rolls after abatement ends.

**TYPE:**

**RECOMMENDATION -**

RESOLUTION  
ORDINANCE  
RECEIVE/FILE

**APPROVAL.**

**SUBMITTED BY:**

**BACKGROUND -**

JAMES M. GRANT  
COMMUNITY  
DEVELOPMENT  
DEPARTMENT  
DIRECTOR

One hundred thirty-five (135) applications for tax abatement are being submitted at this time with an estimated value by the applicants of \$14,500,000. Eighty-one (81) applications are for new construction (new single-family homes, apartments, and new businesses (with an estimated value of \$13,800,000) and fifty-four (54) applications are for improvements to an existing structure (with an estimated value of \$700,000).

Forty-nine (49) applicants chose **Schedule 1** (with an estimated value of \$700,000). Schedule 1 is for qualified residentially assessed property to receive an exemption from taxation on the actual value of improvements not to exceed \$20,000. The exemption period is ten years and the exemption amount is 115 percent of actual value added by the improvements.

Four (4) applicants chose **Schedule 2** (with an estimated value of

\$400,000). Schedule 2 is for all qualified real estate and will receive a partial exemption for ten years. The exemption schedule is a declining schedule and starts the first year at 80 percent and ends in year ten at 20 percent. This schedule also applies to commercial and industrial property in specified areas. Two applications in this submittal were for the expansion of an existing business.

Four (4) applicants chose **Schedule 3** (with an estimated value of \$4,000,000). All qualified real estate is eligible to receive an exemption from taxation of 100 percent of the actual value added by the improvements for three (3) years. This schedule also applies to commercial and industrial property in specified areas. Four (4) applications in this submittal were for the construction of new business buildings.

Two (2) applicants chose **Schedule 4a** (with an estimated value of \$200,000). Schedule 4a is for qualified real estate in specific areas (Model Cities, Logan, Woodland-Wilkie, Southeast Prime Service Area, Metro Center Urban Renewal Areas, and the Pioneer/Columbus CDBG Target Area) for ten years at 100 percent of the actual value added by the improvements. Qualified real estate assessed as residential or commercial consisting of three or more living quarters with at least 75 percent of the space used residentially is eligible to receive an exemption from taxation on the actual value added by the improvements.

Seventy-six (76) applicants chose **Schedule 4b** (with an estimated value of \$9,200,000). Schedule 4b is for qualified real estate for the remainder of the City for a period of five years. Qualified real estate assessed as residential or commercial consisting of three or more living quarters with at least 75 percent of the space used residentially is eligible to receive an exemption from taxation on the actual value added by the improvements. The exemption amount is 100 percent of the actual value added by the improvements.

In order to receive tax abatement on a property, one must increase the value of residential property at least 5 percent or 15 percent for commercial or industrial property.

#### **BACKGROUND -**

<b>RUNNING TOTALS FOR 2000</b>	
<b>TOTAL APPLICATIONS -</b>	<b>275</b>
<b>TOTAL VALUE -</b>	<b>\$26,000,000</b>

<b>TOTAL NEW CONSTRUCTION -</b>	<b>148</b>
<b>VALUE -</b>	<b>\$10,000,000</b>
<b>TOTAL ADDITIONS -</b>	<b>127</b>
<b>VALUE -</b>	<b>\$1,500,000</b>
<b>TOTAL CHOOSING SCHEDULE 1 -</b>	<b>116</b>
<b>VALUE -</b>	<b>\$1,300,000</b>
<b>TOTAL CHOOSING SCHEDULE 2 -</b>	<b>6</b>
<b>VALUE -</b>	<b>\$1,000,000</b>
<b>TOTAL CHOOSING SCHEDULE 3 -</b>	<b>4</b>
<b>VALUE -</b>	<b>\$4,400,000</b>
<b>TOTAL CHOOSING SCHEDULE 4A -</b>	<b>9</b>
<b>VALUE -</b>	<b>\$1,100,000</b>
<b>TOTAL CHOOSING SCHEDULE 4B -</b>	<b>140</b>
<b>VALUE -</b>	<b>\$18,200,000</b>

The City approved tax abatement to stimulate growth and expansion in the City and level the playing field with the areas outside the City. This program has worked well and has retained and attracted development to the City. Residentially, the City has attracted an average of 256 single-family units, 16 duplex units, and 192 multi-family units or an average of 464 units per year since 1990. Typically, over 500 residential properties are renovated or improved each year. These improvements and new development aid the City in attracting business and keeps people looking for properties in the City rather than always looking outside the City. Developers have identified tax abatement as a big reason for attracting buyers for their units. The abatement program has also aided in upgrading deteriorating property in the City by providing an incentive to maintain and upgrade property.