CITY COUNCIL COMMUNICATION:

03-042

AGENDA:

JANUARY 27, 2003

SUBJECT:

PRIOR APPROVAL OF A TAX ABATEMENT APPLICATION FOR 2003

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JAMES M. GRANT
COMMUNITY DEVELOPMENT DIRECTOR

ITEM____

OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA

SYNOPSIS —

The property located at 6160 SE 19th Street is within the City of Des Moines limits and located within a tax abatement area. The property is larger than one acre (2.3 acres) and will be assessed as residential property. This parcel of land was created prior to July 1999 and is not within 100 feet of a sanitary sewer. The owners of the property will enter into an agreement with the City of Des Moines to connect to a sanitary sewer when it becomes available and will not protest the assessment for such sewer.

The owners of the property meet the requirements for special approval as set forth in the Urban Revitalization Plan for the area.

The City Council first enacted tax abatement programs for the City on September 28, 1987, by Roll Call No. 87-4009.

FISCAL IMPACT —

Taxes are generated in the first year from the land value, but the improvement value will be forthcoming when the property comes on to the tax rolls after abatement ends.

RECOMMENDATION —

Approval.

BACKGROUND —

The applicant intends to build a $110,000 home on this property. This request for prior approval is required by the Urban Revitalization Plan for the area.