

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	December 8, 2008
	Agenda Item No. 12 Roll Call No. 08- Communication No. 08-720 Submitted by: Larry Hulse, Community Development Director	

AGENDA HEADING:

Request for abatement for 1414 East 19th Street, as timely filed by February 1, 2007.

SYNOPSIS:

The City Council approved the application for abatement at 1414 East 19th Street on 11/19/07 and forwarded the application to the County Assessor where the application was granted tax abatement on the new single family dwelling. The property has abatement approved from 2008 to 2017.

At this time the property owner is asking that abatement be granted as if the application had been timely filed by February 1, 2007 by the City Council and asks the County to grant abatement as of 2007 instead of 2008. A copy of the applicant’s letter has been provided to Council.

The application was filed by the applicant and there is no evidence that the application was not processed in a timely manner by the City Staff.

Staff recommends denial of this request as there is no provision for granting retroactive abatement.

FISCAL IMPACT:

Amount: None as abatement has already been granted.

Funding Source: Some taxes will be generated in the first year after improvements are made, but only from the land value. The improvement value will be forthcoming when the property comes on the tax rolls after abatement ends.

ADDITIONAL INFORMATION:

The applicant chose **Schedule 4A**. **Schedule 4A** is for qualified real estate for specific areas of the City for a period of ten years. Qualified real estate assessed as residential or commercial and consisting of three or more living quarters with at least 75% of the space used residentially is eligible to receive an exemption from taxation on the actual value added by improvements. The exemption amount is 100% of the actual value added by the improvements. .

PREVIOUS COUNCIL ACTION(S):

Date: May 5, 2008

Roll Call: 08-780

Action: Approving Tax Abatement Application for the additional value added by improvements during 2006 for 2832 Sweetwater Drive. (Council Communication No. 08-256) Moved by Vlassis to adopt, and to request that the Polk County Assessor apply the tax abatement as if the application had been timely forwarded by the City to the Assessor prior to March 1, 2008. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The tax abatement program on new improvements currently ends on December 31, 2011, unless the City Council extends the program beyond that date. Any application received by February 1, 2012 and approved by the City Council will receive abatement for the number of years eligible and for which an application was submitted. It is anticipated that there will be numerous submittals of tax abatement applications on a yearly basis until the program ends.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.