

.....  
Date..... May 7, 2007

RESOLUTION **APPROVING** TAX ABATEMENT APPLICATION FOR  
THE ADDITIONAL VALUE ADDED BY IMPROVEMENTS COMPLETED  
IN 2006, AND **DENYING** RETRO-ACTIVE APPLICATION  
(2473 SW 7<sup>th</sup> Street)

WHEREAS, the Iowa Urban Revitalization Act, Chapter 404, Code of Iowa (the "Act"), provides for partial exemption from property tax for the actual value added by improvements to property located in a designated urban revitalization area which are consistent with the urban revitalization plan for such Area; and

WHEREAS, the Act provides that persons making improvements must apply to the City Council for tax abatement, and the City Council shall approve the application by resolution, subject to review by the County Assessor, if it finds (a) the project is located in a designated urban revitalization area; (b) the project is in conformance with the urban revitalization plan for such area; and (c) the improvements were made during the time the area was so designated; and

WHEREAS, pursuant to the Act, the Des Moines City Council passed Ordinance No. 11,026 designating the entire area within the corporate boundaries of the City of Des Moines on July 6, 1987, as a revitalization area (the "City-wide Urban Revitalization Area"); and

WHEREAS, on September 28, 1987, by Roll Call No. 87-4009, the Des Moines City Council approved the Urban Revitalization Plan for the City-wide Urban Revitalization Area which Plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the attached application is for value added by eligible improvements made to the property at 2473 SW 7<sup>th</sup> Street during calendar year 2006; and,

WHEREAS, the applicant asserts that the application was timely mailed to the City on January 10, 2007, before February 1st deadline for the application to be effective commencing with the taxes due in Fiscal Year 2008/09, but the City has no record that the application was ever received, and the City learned of the application when the applicant recently questioned why the City has not approved tax abatement for the property; and,

WHEREAS, the attached application has been received, reviewed and recommended for approval by City staff - without retroactive application.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

( continued )

68

Date..... May 7, 2007

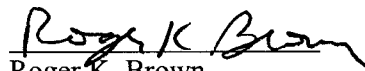
-2-

- 1) The attached application for tax abatement for improvements to 2473 SW 7<sup>th</sup> Street is hereby received.
- 2) The following findings are hereby adopted:
  - a) The application was received by the City after February 1, 2007.
  - b) The attached application is for a project located in the City-wide Urban Revitalization area; the project is in conformance with the Urban Revitalization Plan for the City-wide urban revitalization area; and the improvements described in the applications were made during the time the applicable area was so designated.
- 3) The attached application is approved subject to review by the County Assessor under Section 404.5 of the Act, for exemption according to the schedule noted on the applications.
- 4) The City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor.

( Council Communication No. 07-263 )

MOVED by \_\_\_\_\_ to adopt and approve the application for tax abatement, to be applied prospectively.

FORM APPROVED:

  
 Roger K. Brown  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....  
 Mayor

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
 City Clerk

68

Date Received : \_\_\_\_\_

06- \_\_\_\_\_

2006		Tax Abatement Application – Des Moines, Iowa	
<b>Property &amp; Owner/ Authorized Agent Info</b>	Address: <u>2473 SW 7th St Des Moines, 50315</u>		
	Legal description: <u>S 50F N 152F W 170F Lot 14 Hatton Acres</u>		
	Polk Co. Assessor's District & Parcel #: <u>10</u> <u>02606-000-000</u> (Go to: <a href="http://www.assess.co.polk.ia.us/">http://www.assess.co.polk.ia.us/</a> ) district parcel #		
	Title holder or contract holder name: <u>Theresa Miller</u>		
	Address of owner if different than above: _____		
Authorized Agent: _____		Phone #: <u>319 504-2927</u>	
if different than above			
<b>Use Classification</b>	<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Commercial
			<input type="checkbox"/> Industrial
<b>Owner-Occupied?</b>		<b>Renter-Occupied?</b>	
<input checked="" type="checkbox"/> Single Family		<input type="checkbox"/> Single Family	
<input type="checkbox"/> Duplex or Triplex		<input type="checkbox"/> Duplex or Triplex	
<input type="checkbox"/> Condo or Townhouse		<input type="checkbox"/> Condo or Townhouse	
		<input type="checkbox"/> Multi-Family	
<b>Project Type</b>	<input type="checkbox"/> New structure	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Renovation
<b>On City Sewer ?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Describe Improvements</b>	<u>Tore house down to studs. New everything. Heating, cooling, added sq ft. made second room.</u>		
<b>Completion Date</b>	_____ <input checked="" type="checkbox"/> Estimated date		<input type="checkbox"/> Actual date
Your improvements will be assessed for tax abatement on Jan. 1, 2006 even if they are partially completed. This assessment will be reflected in your Sept. 2007 tax payment.			
<b>Estimated Cost of Improvements</b>	<u>\$ 50,000 ?</u>		
<b>Abate. Schedule</b>	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4A <input checked="" type="checkbox"/> 4B See reverse side for schedule information		
<b>Tenant Information</b>	If project was rehabilitation of residential property, were there tenants when project started? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	If you answered yes, list the tenant's name, date the tenant occupancy began and relocation benefits paid to each tenant on the reverse side of this form		

Return application to:  
 City of Des Moines /  
 Permit & Development Center  
 602 Robert Ray Dr.  
 Des Moines, IA 50309

Questions:  
 Phil Poorman at 515-283-4751 or [taxabate@dmgov.org](mailto:taxabate@dmgov.org)  
Ele 2007 - 01719 9/29/07

**Filing this Application Does NOT Signify Approval**

*Phil Poorman*

Date Received : \_\_\_\_\_

06- \_\_\_\_\_

<i>Abatement Schedule #</i>	<i>Use</i>	<i>Must increase building assessment by: Residential: at least 5% Commercial: at least 15%</i> <i>Amount eligible for abatement</i>	<i>How much of improvement's value is abated?</i>	<i>Improvement must qualify with applicable</i> - zoning, - building <i>and</i> - fire codes  <i>Where?</i>
<b>1</b> (for improvements)	Residential only	Up to \$20,000	115% for 10 years	Anywhere in city, provided zoning is appropriate
<b>2</b> (for new construction & major improvements)	Residential, Commercial and/or Industrial	No limit	1 <sup>st</sup> year - 80% 2 <sup>nd</sup> year - 70% 3 <sup>rd</sup> year - 60% 4 <sup>th</sup> year - 50% 5 <sup>th</sup> & 6 <sup>th</sup> year - 40% 7 <sup>th</sup> & 8 <sup>th</sup> year - 30% 9 <sup>th</sup> & 10 <sup>th</sup> year - 20%	<u>Industrial</u> permitted in Central Place & Guthrie Ave. urban renewal areas.
<b>3</b> (new construction & major improvements)	Residential, Commercial and/or Industrial	No limit	100% for 3 years	Anywhere in city provided zoning is appropriate.
<b>4A</b> (new construction & major improvements)	Residential & Commercial with 75% of space for residential	No limit	100% for 10 years	Must be in specified area which are generally located in the downtown and near-downtown
<b>4B</b> (new construction & major improvements)	Residential & Commercial with 75% of space for residential	No limit	100% for 5 years	Anywhere in city. <u>Not</u> permitted in area generally west of the airport where public sewer is unavailable.

**Tenant Relocation:** If this project is rehabilitation of residential property, list the tenant's name, date the tenant occupancy began and relocation benefits paid to each tenant. Attach additional paper if needed.

<i>Tenant Name</i>	<i>Unit #</i>	<i>Date Tenancy Began</i>	<i>Relocation Benefits</i>	
			<i>Amt. Paid</i>	<i>Date of Payment</i>

Signature

I certify these statements are true to the best of my knowledge.

*Theresa Miller*      Theresa Miller      1-10-07  
 Signature                                  Printed Name                                  Date