

December 18, 2006
Date.....

RESOLUTION APPROVING TAX ABATEMENT APPLICATION FOR THE
ADDITIONAL VALUE ADDED BY IMPROVEMENTS MADE IN 2005
(2407 Hart Avenue)

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 Urban Revitalization Plan for the City-wide Urban Revitalization Area provides that, in order to qualify for tax exemption eligibility, the improvements must be completed in accordance with all applicable zoning and other regulations of the City; and

WHEREAS, the attached application has been received, reviewed and recommended for approval by City staff.

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

1. The attached application for tax abatement for improvements made to 2407 Hart Avenue is hereby received.

(continued)

Date..... December 18, 2006

2. The following findings are hereby adopted:
 - a) The attached application is for value added by eligible improvements made to 2407 Hart Avenue during calendar year 2005.
 - b) The application was timely filed with the City on April 15, 2005, but was not timely processed by the City and forwarded to the County Assessor.
 - c) The 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 application 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 application.

4. The City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor.

MOVED by _____ to adopt, and to request that the County Assessor apply the application retroactively as if the application had been timely processed by the City and forwarded to the County Assessor prior to March 1, 2006.

FORM APPROVED:

Roger K. Brown

Roger K. Brown
Assistant City Attorney

(Application for 2407 Hart Avenue attached)

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

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

APPLICATION FOR TAX ABATEMENT UNDER THE DES MOINES CITY-WIDE URBAN REVITALIZATION PLAN

-----This application must be filed with the City by the 1st Working Day in February-----

ADDRESS OF PROPERTY 2407 Hart Ave

LEGAL DESCRIPTION OF PROPERTY CARMAN ESTATES PLAT 2

TITLEHOLDER OR CONTRACT BUYERS JERRY'S HOMES, INC.

ADDRESS OF OWNER (IF DIFFERENT THAN ABOVE) 3301 106th Circle

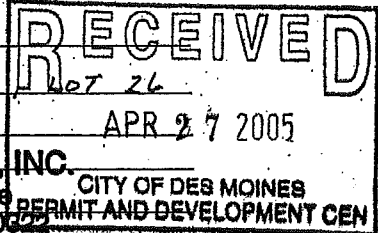
PHONE NUMBER HOME 515-278-5992 WORK _____

PROPOSED PROPERTY USE RESIDENTIAL COMMERCIAL INDUSTRIAL (CIRCLE ONE)

WILL THE PROPERTY BE? RENTAL OWNER-OCCUPIED (CIRCLE ONE)

WILL THE PROPERTY BE SERVED BY CITY SEWER? YES NO (CIRCLE ONE)

SPECIFY IMPROVEMENTS NEW TOWNHOUSE DWELLING



ESTIMATED OR ACTUAL DATE OF COMPLETION 12-30-05

ESTIMATED OR ACTUAL COST OF IMPROVEMENTS \$165,900

TAX EXEMPTION SCHEDULE 1 2 3 4A 4B

(SEE REVERSE SIDE FOR APPLICABLE TAX SCHEDULES)

IF RESIDENTIAL RENTAL PROPERTY, COMPLETE THE FOLLOWING NUMBER OF UNITS _____

TENANTS OCCUPYING THE BUILDING WHEN PURCHASED (OR PRESENT TENANTS IF UNKNOWN) / DATE OF TENANT OCCUPANCY/RELOCATION BENEFITS RECEIVED BY ELIGIBLE TENANTS / ATTACH LIST OF BUILDINGS BEING DEMOLISHED, IF ANY (TO BE CONTINUED ON A SEPARATE PAGE IF NECESSARY)

TENANT	DATE OF OCCUPANCY	RELOCATION BENEFITS

I Certify that the above statements are true to the best of my knowledge.

SIGNATURE Judy Brattymann DATE _____

FOR AGENCY USE ONLY

THE ABOVE REPLICATION IS/IS NOT IN COMPLIANCE WITH REQUIREMENTS OF THE CITY-WIDE URBAN REVITALIZATION PLAN

INDUSTRIAL DEVELOPMENT DEPARTMENT _____ DATE ISSUED _____

COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

RELOCATION BENEFITS UNIT _____ DATE _____

CITY OFFICE OF PLAN. DEPARTMENT _____ DATE _____

DES MOINES CITY COUNCIL _____ DATE _____

PREPARED BY _____ DATE _____

REVISIONS/CHANGES TO THE REPLICATION _____

POLK COUNTY ASSESSOR _____ DATE _____

WHEN COMPLETED RETURN TO: TAX ABATEMENT, PERMIT AND DEVELOPMENT CENTER 602 Robert D. Ray Drive, DES MOINES, IA 50309 QUESTIONS: PHILIP R. POORMAN 283-4751



FILING THIS APPLICATION DOES NOT CONSTITUTE APPROVAL



November 20, 2006

Ms. Judy Prettyman
2407 Hart Ave.
Des Moines, IA 50320

Re: Tax Abatement, 2407 Hart Avenue, Des Moines

Dear Judy:

I have enclosed a copy of the abatement application Jerry's Homes received back from the City of Des Moines after submitting it.

Please let me know if you have any questions after speaking the building department at the City of Des Moines.

Sincerely,

Brent Kouba

Brent Kouba



3301 NW 106TH CIRCLE
URBANDALE, IOWA 50322
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515. 278. 0661 FAX
WWW.JERRYSHOMES.COM