

Date May 9, 2011

RESOLUTION APPROVING TAX ABATEMENT APPLICATION
FOR THE ADDITIONAL VALUE ADDED BY IMPROVEMENTS TO
1900 SE 6TH STREET COMPLETED DURING 2010

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 City has designated several additional urban revitalization areas within territory annexed into the City after July 6, 1987, and the City has adopted urban revitalization plans for such additional areas in accordance with the Act; and

WHEREAS, the urban revitalization plan for each of the designated urban revitalization areas 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 is for value added by eligible improvements to 1900 SE 6th Street completed during calendar year 2010, and the application was submitted after February 1, 2010, and before February 1, 2011; and

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

(continued)

Date May 9, 2011

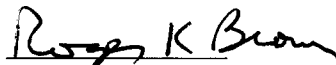
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

- 1) The attached application for tax abatement is hereby received.
- 2) The following findings are hereby adopted:
 - a) The attached application was timely filed on or before February 1st of the assessment year for which the exemption (tax abatement) is claimed.
 - b) The application was inadvertently omitted from the list of applications submitted for City Council approval on February 28, 2011.
 - c) The attached application is for a project located in a designated urban revitalization area; the project is in conformance with the urban revitalization plan for the urban revitalization area in which the project is located; and the improvements described in such application was 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 schedules noted on each application.
- 4) The City Clerk shall forward a certified copy of this resolution and the attached application to the County Assessor.

(Council Communication No. 11- **264**)

MOVED by _____ to adopt, and to request that the Polk County Assessor apply the tax abatement to the January 1, 2011, assessment date, as if the application had been timely processed by the City.

FORM APPROVED:



Roger K. Brown, Assistant City Attorney

(Application attached)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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

TAX 2011 - 00013

11 22 10 19

A confirmation number is issued by the City upon receipt of this application. This application is not effective and not considered filed until the confirmation number has been issued.

Retain the confirmation as your proof of filing.

Date Received: 11-22-10

By: [Signature]

Confirmation Number: 11

2010		Tax Abatement Application - Des Moines, Iowa	
Property & Owner/ Authorized Agent Info	Address: <u>1900 SE 6th STREET</u>		
	Legal description: <u>See Attached</u>		
	Polk Co. Assessor's District & Parcel #:	<u>020/02138-001-001</u>	
	(Go to: http://www.assess.co.polk.ia.us/)	district	parcel #
	Title holder or contract holder name:	<u>SOUTHVIEW SENIOR APARTMENTS LLC</u>	
Address of owner if different than above:	<u>2611 ZINGERSOLL AVE</u>		
Authorized Agent:	<u>Tom Mauro</u>	Phone #:	<u>(515) 534-9273</u>
Property Classification	<input checked="" type="checkbox"/> Residential	Owner-Occupied?	Renter-Occupied?
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Single Family	<input type="checkbox"/> Single Family
	<input type="checkbox"/> Industrial	<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 checked="" type="checkbox"/> Multi-Family
Project Type	<input checked="" type="checkbox"/> New structure	<input type="checkbox"/> Addition	<input type="checkbox"/> Renovation
On City Sewer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Describe Improvements	<u>NEW CONSTRUCTION - 40 UNIT AFFORDABLE HOUSING LIHTC Apartment</u>		
Completion Date	<u>9/11</u>	<input checked="" type="checkbox"/> Estimated date	<input type="checkbox"/> Actual date
	month / year		
	Your improvements will be assessed for tax abatement on Jan. 1, 2010 even if partially completed. This assessment and abatement will be reflected in your Sept. 2011 tax payment.		
Est. Cost of Improvements	<u>\$ 4,500,000</u>		
Abatement Schedule	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4A <input type="checkbox"/> 4B
	See reverse side for schedule information		
Tenant Information	If project was residential, were there tenants when project started? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	If "yes", complete "Tenant Relocation" information required on back page of this form.		

Mail or return to:	Questions:	Submitted by:
City of Des Moines / Permit Center 602 Robert Ray Dr. Des Moines, IA 50309	Phil Poorman at 515-283-4751 or prpoorman@dmgov.org	I certify these statements are true to the best of my knowledge. <u>John F. Mauro</u> Signature <u>11-22-10</u> Date

6LD 2000 - 01022

19

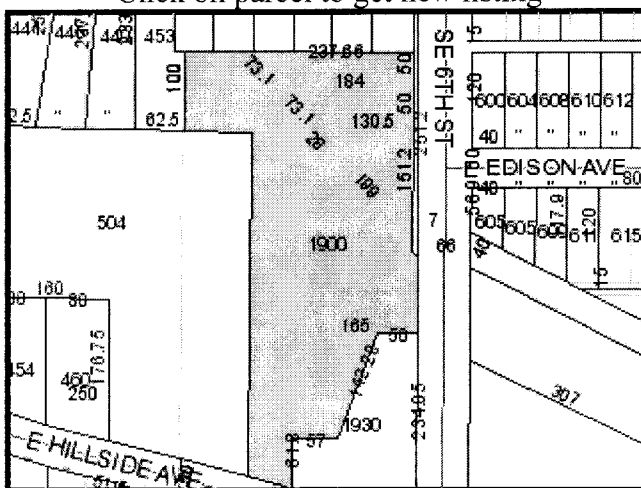


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District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
020/02138-001-001	7824-10-454-012	0749	DM23/Z	DES MOINES	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
1/Des Moines					
Street Address			City State Zipcode		
1900 SE 6TH ST			DES MOINES IA 50315		

Click on parcel to get new listing

[Get Bigger Map](#)



Mailing Address
SOUTH VIEW SENIOR APTS II, LLLP 2611 INGERSOLL AVE DES MOINES, IA 50312-5237

Legal Description
PAR B BK 12405 PG 552 BEG SE COR LT 10 BOYD'S PLACE THN E 90.2F S 435.17F TO N ROW LN E COLUMBUS AVE THN SE 54.43F N 61.8F E 57F NE 142.28F E 49.63F TO W ROW LN SE 6TH ST THN N 94.22F NW 10.94F N 251.2F ALNG W ROW TO S LN LT 4 BOYD'S PLACE THN W 292F TO E LN LT 10 S