

**Date** January 24, 2022

RESOLUTION APPROVING TAX ABATEMENT APPLICATIONS  
FOR THE ADDITIONAL VALUE ADDED BY IMPROVEMENTS COMPLETED  
DURING 2021  
(50 separate application)

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 may 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 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, pursuant to the 2011-1 Omnibus Amendment to the City's urban revitalization plans which was approved by the City Council on December 5, 2011, by Roll Call No. 11-2085, all the territory within the City of Des Moines as of January 1, 2012, was consolidated into the City-wide Urban Revitalization Area, and any territory thereafter annexed into the City are added to the City-wide Urban Revitalization Area effective upon annexation; and,

WHEREAS, the City-wide Urban Revitalization Plan provides that 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, Fifty (50) applications for tax abatement (the "Application") have been received, reviewed and recommended for approval by City staff as further described in the accompanying council communication.

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

- 1) The Applications for tax abatement are hereby received.
- 2) The following findings are hereby adopted:



**Roll Call Number**

Agenda Item Number

13

Date January 24, 2022

- a) Each of the Applications are for a project located in the City-wide Urban Revitalization Area; each 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.
  - b) Each of the Applications is for improvements completed in 2021.
  - c) Each of the Applications appear to have been timely filed with the City before February 1, 2022.
- 3) Each of the Applications 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 Applications to the County Assessor.

(Council Communication No. 22-018)

MOVED by \_\_\_\_\_ to adopt, and to request that the Polk County Assessor apply the tax abatement to the valuation existing on January 1, 2021, and the property taxes payable in FY2022/23.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.  
Thomas G. Fisher Jr.  
Assistant City Attorney

	YEAS	NAYS	PASS	ABSEN <sup>1</sup>
COWNIE				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
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MOTION CARRIED				APPROVED

**CERTIFICATE**

I, P. KAY CMELIK, 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.

\_\_\_\_\_  
Mayor

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

Case #	Parcel #	Address	Project Type	Property Type	Schedule	Estimated Cost	Project Description	Received	Estimated Completion	First Name	Last Name	Email	Phone
TAX2021-00049	792422379004	3933 10TH ST DES MOINES, IA 50313--331	Renovation	Single Family Dwelling	Schedule 1	\$8,700	Res SFD/Duplex - Tear out and replace full length of driveway	4/1/2021	6/10/2021	SANDRA	BLESSING	stargazersandra@hotmail.com	5153137937
TAXA-2021-000169	792432430019	1422 33RD ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 1	\$10,000	Remove cracked and damaged terra cotta block and rebuild using concrete block. Level crooked room. add exterior door.	12/2/2021	11/24/2021	Kelly	Garrett	dellialavor@gmail.com	
TAXA-2021-000199	782409485005	1987 SW 1ST ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 1	\$15,000	Upgraded bath, new Deck (permitted), New interior doors, new flooring, New Windows, New Gutters, roof repairs, new siding in pecks.	12/15/2021	5/1/2019	Dave	Lewis	integratedhousingsolutions@gmail.com	(515) 823-8516
TAXA-2021-000200	782409485005	1989 SW 1ST ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 1	\$15,000	New Windows, New Gutters, Roof Repairs, New flooring, renovated bathroom, new counter tops, deck repairs.	12/15/2021	5/1/2019	Dave	Lewis	integratedhousingsolutions@gmail.com	(515) 823-8516
TAXA-2021-000250	782501228034	944 43RD ST DES MOINES, IA	Addition	Single Family Dwelling	Schedule 1	\$20,000	Add 12 x 12 (144SF) home addition to rear of house over existing 12 x 24 concrete patio. Full brick facade for exterior walls to match existing dwelling.	1/14/2022	1/14/2022	John	Lacey	johnjacey@hotmail.com	(515) 494-6448
TAXA-2021-000114	782511207011	6011 GRAND AVE DES MOINES, IA	New Structure	Commercial	Schedule 2	\$2,000,000	New events venue building and completely renovated site.	11/2/2021	12/31/2021	Taylor	Boesen	willowgrand@gmail.com	(515) 867-1156
TAXA-2021-000064	782513400016	4337 PARK AVE DES MOINES, IA	Addition	Commercial	Schedule 3	\$675,000	Renovation of the existing 2,000 square foot building and the construction of a 4,500 square foot addition. New electrical, plumbing, HVAC, sprinklers and commercial kitchen. Site work and landscaping including a new asphalt parking lot.	9/1/2021	5/15/2020	Bruce	Gerleman	savetheplanet@aol.com	(515) 244-1005
TAXA-2021-000099	792424327005	1610 E MADISON AVE DES MOINES, IA	Addition	Industrial	Schedule 3	\$1,470,000	Lab and office additions to the existing building.	10/12/2021	9/14/2021	John	Williams	jwilliams@hpikconst.com	
TAX2021-00060	782406481012	2801 GRAND AVE DES MOINES, IA 50312	Renovation	Multi-Family (3 or more units)	Schedule 4A	\$5,000,000	The redevelopment of 2801, 2807, and 2815 Grand Ave. The 47 apartment units will have updated MEP systems.	4/8/2021	9/1/2021	Tim	Typma	timrypma@me.com	(515) 419-1445
TAX2021-00119	782406106047	4011 PLAINVIEW DR DES MOINES, IA 50311--352	Renovation	Single Family Dwelling	Schedule 4A	\$40,000	Tear-out and complete renovation of bathroom, installation of custom built walk-in closet and carpeting in 2nd floor bedroom ensuite.	6/14/2021	11/15/2020	JACQUELYN	GARNETT	jackie.garnett2002@gmail.com	(515)279-6452
TAXA-2021-000012	792432476019	1219 34TH ST DES MOINES, IA 50311	Renovation	Multi-Family (3 or more units)	Schedule 4A	\$2,100,000	Turned the old Pike house into 13 apartments for market rent	6/28/2021	8/20/2021	Chris	Dawson	chris@platinumdeve.com	5152107515
TAXA-2021-000037	792430476015	2618 47TH ST DES MOINES, IA	Addition	Single Family Dwelling	Schedule 4A	\$120,000	Addition equivalent to a three bedroom house with attached garage.	7/30/2021	12/22/2021	Edward	kyker	ekyker@gmail.com	(515) 238-3278

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TAXA-2021-000192	782512279001	4242 WOODLAWN DR DES MOINES, IA	Addition	Single Family Dwelling	Schedule 4A	\$650,000	Whole-home interior and exterior remodel with addition, including: (i) gutted the interior and exterior of the home; (ii) relocated the kitchen to the former living room and completed a full update to gourmet appliances with 48" range with dual ovens, in-wall french-door oven, warming drawer, 5-in-one microwave/oven, and 48" refrigerator; (iii) created new master bath on second floor with free-standing bath, walk-in glass shower, separate toilet room, and washer/dryer; (iv) relocated powder room on the first floor to the new mud room; (v) complete replacement of all five bathrooms (including new master bath and powder room mentioned above), including vanities, toilets, showers, baths, and tile; (iv) whole-home rewire of electrical system, with two 200 AMP panels (400 AMPs total), with two buried underground service lines; (v) whole-home replumbing from the main water line on the street, including kitchen, baths, basement laundry, and all exterior faucets; (vi) remove boiler and radiator system and replace with high-efficiency central HVAC system; (vii) new flooring throughout; (viii) finish former four-season porch into den with new windows, insulation, ceiling, and flooring; (ix) remove back staircase and install hidden pantry on first floor and master bathroom on second; (x) added 800sf covered porch; (xi) removed stucco from the second story, insulated home from the exterior, and installed new siding; (xii) removed existing roof, shingles, and sheathing, and replaced; (xiii) regraded and relandscaped the entire lot.	12/13/2021	12/1/2021	Charles	Wittmack	wittmack@hartungschroeder.com	
TAXA-2021-000196	792431478012	1301 46TH ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$175,000	Kitchen and master bath remodel	12/14/2021	1/30/2021	Duane	Nelson	duane@archwayproperty.com	
TAXA-2021-000197	782501432007	663 44TH ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$175,000	Remodel first floor half-bath and second floor bath.	12/14/2021	1/25/2021	Duane	Nelson	duane@archwayproperty.com	
TAXA-2021-000201	792426177003	3315 COLUMBIA ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$30,000	Paint interior and exterior/flooring/wood work.	12/16/2021	10/1/2021	Todd	Morris	blueskyharleytodd@gmail.com	(515) 650-7404
TAXA-2021-000203	792435404005	915 E WASHINGTON AVE DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$80,000	915 E Washington is a single-family home that was purchased in August of 2020. Renovations started shortly after. A tax abatement request was applied and received for work completed in 2020. This request is for the conclusion of the work which was completed in October 2021.	12/27/2021	10/15/2021	Chad	Daniel	chad@turnkeyiowa.com	
TAXA-2021-000204	782401276004	2815 E GRAND AVE DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$70,000	2815 E Grand is a single family home that was purchased in September of 2020. Renovations started shortly after. A tax abatement request was for and shows noted on the assessor page, but was not approved yet for work in 2020. This request is for the conclusion of the work which was completed in October 2021.	12/27/2021	10/15/2021	Chad	Daniel	chad@turnkeyiowa.com	
TAXA-2021-000205	792328127001	3721 WILLIAMS ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$35,000	3721 Williams is the North 1/2 of a single family bi-attached home that was purchased in April of 2021. Renovations started shortly after.	12/27/2021	7/15/2021	Chad	Daniel	chad@turnkeyiowa.com	
TAXA-2021-000206	792434307008	1314 HARRISON AVE DES MOINES, IA	Renovation	Duplex	Schedule 4A	\$155,000	1314 Harrison is a duplex that was purchased in Nov 2020. Renovations started shortly after. A tax abatement was applied for and received for work done in 2020. This application is for work done in 2021.	12/27/2021	9/15/2021	Chad	Daniel	chad@turnkeyiowa.com	

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TAXA-2021-000207	782405105003	2740 COTTAGE GROVE AVE DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$35,000	2740 Cottage Grove was purchased in August 2021. Renovations started shortly after. Painted entire house including basement, interior and exterior trim, interior and exterior foundation, soffits/fascia, interior walls, kitchen cabinets and bathroom vanities, doors. Replace nearly all the flooring. New light fixtures. Cleaned and repaired the front exterior porch and the rear exterior deck and fence. Repaired and painted the storage shed. Repaired kitchen cabinets and bathroom vanities. Repaired fence and gates. Repaired soffit, fascia, gutters, downspouts, and horizontal discharges. Trimmed trees, branches, and other vegetation.	12/27/2021	11/15/2021	Chad	Daniel	chad@turnkeyiowa.com	
TAXA-2021-000208	792436454042	1326 DE WOLF ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$60,000	1326 De Wolf was purchased in May 2021. Renovations started shortly after. The renovations will continue well into 2022.	12/27/2021	4/15/2022	Chad	Daniel	chad@turnkeyiowa.com	
TAXA-2021-000219	782427177005	300 E PORTER AVE DES MOINES, IA	Addition	Single Family Dwelling	Schedule 4A	\$95,000	Addition of a garage and a house addition	12/29/2021	12/30/2021	Lyle	Veach II	lyleveach@gmail.com	5152149909
TAXA-2021-000220	782319328007	3354 EVERGREEN AVE DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$29,209	Finished the basement added a living room, bedroom, and bathroom.	12/30/2021	11/29/2021	Andre	Stewart	andre021@inbox.com	(630) 930-4462
TAXA-2021-000227	782407351036	4033 RIVER OAKS DR DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$350,000	Extensive renovations, adding garage, redoing kitchen and floors, etc.	12/30/2021	2/28/2022	Robert	Lidgett	rwlidgett@gmail.com	(515) 279-4040
TAXA-2021-000231	792423326001	4157 CORNELL ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$34,000	New garage	1/4/2022	9/13/2021	Linda	Nelson	esmom1104@yahoo.com	(515) 262-3758
TAXA-2021-000232	782402277028	2148 CAPITOL AVE DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$50,000	New electrical, plumbing, HVAC, Trim, Drywall, windows, paint, kitchen and bath, flooring, etc. Full house remodel.	1/5/2022	10/1/2021	DERRICK	HUFFEY & LISA M HUFFEY	huffeyd9440@yahoo.com	5154948851
TAXA-2021-000240	792329230002	3525 E 37TH ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$27,158	24x30 Garage	1/6/2022	4/30/2021	Ronald	Shepherd	ronshepherd5@outlook.com	
TAXA-2021-000242	782329100016	5327 SE 40TH ST DES MOINES, IA	Addition	Single Family Dwelling	Schedule 4A	\$450,000	Home remodel, addition, and new garage.	1/9/2022	11/1/2021	Peter	Cherkas	antony1604@aol.com	(515) 707-3206
TAXA-2021-000247	782421327015	1105 ELDER LN DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$60,000	House gutted to studs and re-built, all new floors, doors, trim drywall kitchen bathroom siding. HVAC, plumbing, electrical, to code.	1/11/2022	1/7/2022	CALEB	FRITZLER	caleb@pyramidpropertygroup.com	5153067512
TAXA-2021-000251	782425151021	5321 SE 24TH ST DES MOINES, IA	Renovation	Single Family Dwelling	Schedule 4A	\$25,000	Basement finish-added bedroom and bathroom	1/14/2022	1/14/2022	Tina	Bizios	tina.bizios@outlook.com	(641) 351-9657
TAXA-2021-000189	782413154020	2368 SHADOW CREEK CIR DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$278,500	New single family dwelling.	12/12/2021	8/18/2021	Kul	Mongar	thapakopila71@gmail.com	
TAXA-2021-000191	782413153005	2421 WHISPERING RIDGE DR DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$265,000	New single family dwelling.	12/12/2021	8/30/2021	Pancha	Biswa	pancha.biswa6@gmail.com	
TAXA-2021-000193	792327280009	3130 BROOK LANDING CT DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$370,000	New single family residential home.	12/14/2021	6/14/2022	Markayla	Mahr	markayla@kimdev.com	
TAXA-2021-000194	792327277005	3350 BROOK LANDING CT DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$370,000	New single family residential home.	12/14/2021	7/14/2022	Markayla	Mahr	markayla@kimdev.com	
TAXA-2021-000195	792327277004	3370 BROOK LANDING CT DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$340,000	New single family residential home	12/14/2021	7/14/2022	Markayla	Mahr	markayla@kimdev.com	
TAXA-2021-000198	792332480015	1215 E 37TH ST DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$245,000	New single family residential house	12/15/2021	12/15/2021	Jason	Juran	pridecraft@gmail.com	
TAXA-2021-000202	782319453008	4543 SE 35TH CT DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$400,000	New single family residence	12/22/2021	12/22/2021	Sarah	Streeter	js_streeter@msn.com	
TAXA-2021-000226	792327226042	5410 BROOK VIEW AVE DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$255,000	New single family dwelling.	12/30/2021	10/27/2021	Isaac	Ohnstad	isaac180ohnstad@gmail.com	(651) 301-9827

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TAXA-2021-000228	792321203002	4420 E 44TH ST DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$277,400	New single family dwelling.	1/2/2022	12/10/2021	Claire	Woolf	clairemaewoolf@gmail.com	
TAXA-2021-000229	782413154019	2372 SHADOW CREEK CIR DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$270,000	New single family dwelling.	1/3/2022	9/9/2021	Josephine	Lo	lo_candace@icloud.com	(515) 707-3209
TAXA-2021-000230	782434351007	7920 SE 1ST ST DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$323,000	New single family dwelling.	1/4/2022	12/10/2021	Wesley	English	snoobear23@gmail.com	(515) 988-4122
TAXA-2021-000233	782413153004	2425 WHISPERING RIDGE DR DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$259,900	New single family dwelling.	1/5/2022	9/1/2021	Chanthasone	Lo	shawno64@gmail.com	(515) 669-5026
TAXA-2021-000236	782413153003	2429 WHISPERING RIDGE DR DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$264,900	New single family dwelling.	1/6/2022	8/16/2021	Ash	Rai	raiattal8@gmail.com	
TAXA-2021-000239	792435427045	1314 CLEVELAND AVE DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$182,000	New single family dwelling.	1/6/2022	11/9/2018	Huong	Le	minh_truongtruong@icloud.com	
TAXA-2021-000243	782419401074	3365 MCKINLEY AVE DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$491,000	New single family dwelling.	1/10/2022	2/15/2022	Cassandra	Johnson	casj@mchsi.com	
TAXA-2021-000245	782434351007	7920 SE 1ST ST DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$323,988	New single family dwelling.	1/11/2022	12/10/2021	Wesley	English	snoobear23@gmail.com	(515) 988-4122
TAXA-2021-000246	782413153009	2405 WHISPERING RIDGE DR DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$207,194	New single family dwelling.	1/11/2022	12/29/2021	Jose	Enriquez	chinoo1371@gmail.com	(515) 556-6456
TAXA-2021-000248	782427176017	5114 SE 5TH ST DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$295,000	New single family dwelling.	1/12/2022	2/15/2021	Maria Yecenia	murillo gonzalez	yeceniaturillo.ym@gmail.com	(515) 236-6006
TAXA-2021-000249	792327226041	5400 BROOK VIEW AVE DES MOINES, IA	New Structure	Single Family Dwelling	Schedule 4E	\$260,990	New single family dwelling.	1/12/2022	12/31/2021	Anthony	Po	anthony.po.1992@gmail.com	(515) 864-8175