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Date March 4, 2024

**RESOLUTION APPROVING 25 TAX ABATEMENT APPLICATIONS
FOR WORK COMPLETED IN IN 2023**

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, 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, 25 applications for tax abatement have been received for qualifying improvements completed after December 31, 2022, which are now on file and available for inspection by the public in the office of the City Clerk; and,

WHEREAS, each of the applications have been reviewed and are now 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 with respect to the 2023 applications:
 - 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 2023.
 - c. Each of the applications were timely filed with the City by February 1, 2024.



Roll Call Number

Agenda Item Number

18

Date March 4, 2024

- d. City staff recommends that City Council approve the tax abatement applications for the building improvements existing on January 1, 2024.
- 3. Each of the attached 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. 24-088)

MOVED by _____ to adopt and to approve the applications for the total number of years in the applicable exemption schedule, with the schedule to commence with the taxes payable in FY2023/24.

SECOND by _____.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.
Deputy City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, 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

Plan Number	Parcel Number	Address	Project Type	Property Classification	Tax Abatement Schedule	Project Cost	Plan Description	Plan Apply Date	Anticipated Completion Date	Contact First Name	Contact Last Name	Contact Email	Contact Phone
TAXA-2023-000016	782417327019	2670 FLEUR DR DES MOINES, IA	Renovation	Commercial/ Industrial	10-CD, 10 Year Declining	\$500,000	Tax Abatement on remodeled commercial building Building Type: 8x - 1 story buildings 106 units - all 1 bed / 1 bath Year Built: 1990 Average SF/Unit: 500 sqft	2/21/2023	6/1/2023	Joel	Tesdall	jtesdall@mapcon.com	(515) 491-4666
TAXA-2023-000021	782410476037	1204 HARTFORD AVE DES MOINES, IA	Renovation of Existing Structure;Renov	Commercial/ Industrial	03-CF, 3 Year 100%	\$50,000	Parking Spaces: 116	2/28/2023	4/1/2022	Morgan	Hampel	morgan@hammerandhampel.com	(763) 238-3286
TAXA-2023-000045	792435376010	1321 VERMONT ST DES MOINES, IA 50314	New Primary Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$1,500,000	Building a truck terminal for Copeland Trucking with a concrete lot for trucks and trailers and a 3 bay shop with small office and inventory storage area.	1/27/2023	10/1/2023	Charles	Hoag	choag@copelandtrucking.com	
TAXA-2023-000146	792435404042	1401 E 9TH ST DES MOINES, IA 50316	Renovation of Existing Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$90,000	Finishing up remodel of historic mixed used building located at 1405 E 9th but under your records of 1401 E 9th. The existing building will remain and will undergo an interior renovation with no additional square footage added. The existing building will consist of two tenant spaces with an owner-occupied portion that will have new office spaces, restrooms, breakroom, and conference rooms along with a large storage space. A mezzanine will be added and used for storage. The second tenant space will have minor renovations. The current building has divided utilities to accommodate two tenants. The proposed site plan will expand the parking lot to the south, increasing the parking lot stall count to a total of 14 including one ADA stall. The site improvements will improve the ingress route to the building to ADA standards. Bike racks and landscaping will also be added. An underground stormwater system will be installed. The project seeks tax abatement and meets four sustainability criteria. See the attached checklist.	5/1/2023	5/31/2023	Sam	Hoyle	smhoyle@hotmail.com	
TAXA-2023-000153	792435153003	1823 OHIO ST DES MOINES, IA 50314	Renovation of Existing Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$750,000	Application to apply for tax Abatement as described in the development agreement for the buildings at 900 E. Broadway owned by JE Northridge 2021, LLC.	5/4/2023	8/31/2023	Luis	Leon	lleon@tleon.com	(515) 865-7722
TAXA-2023-000292	792414451031	900 E BROADWAY AVE DES MOINES, IA 50313	New Primary Structure	Commercial/ Industrial	03-CF, 3 Year 100%	\$20,000,000	Restaurant	6/20/2023	6/1/2023	Ben	Schultes	bschultes@jerryfoods.com	(612) 202-7216
TAXA-2023-000427	782406353019	3901 INGERSOLL AVE DES MOINES, IA 50312	New Structure	Commercial/ Industrial	03-CF, 3 Year 100%	\$8,000,000	Complete upgrade of building electrical - moving meters to exterior of building, upgrading service to building from 200 to 400 amps, install GFI outlets to be code-compliant. Replacement of heating for building from natural gas boiler to (1) dual-head ductless mini-split system for each unit in the building (5 units total). Electric heat for basement and common areas.	8/29/2023	9/15/2023	Kathleen	Fehrman	kathy.jo.fehrman@gmail.com	(308) 530-5331
TAXA-2023-000491	782501227001	4314 UNIVERSITY AVE DES MOINES, IA 50311	Renovation of Existing Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$85,000	30 unit residential multifamily building	9/28/2023	9/21/2023	Ben	Latusek	2017ben@gmail.com	(319) 242-2704
TAXA-2023-000493	782405269014	851 19TH ST DES MOINES, IA 50314	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$3,200,000	132-unit 4-story apartment building	10/4/2023	11/1/2021	Ben	Jensen	ben@jcorpdesignbuild.com	(515) 291-3481
TAXA-2023-000500	782409182033	400 SW 11TH ST DES MOINES, IA 50309	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$35,000,000	New construction	10/17/2023	10/31/2023	Jackie	Nickolaus	jnickolaus@sherman-associates.com	
TAXA-2023-000504	792331459008	2640 E UNIVERSITY AVE DES MOINES, IA 50317	New Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$1,375,000	I am submitting this application on behalf of the Soho Residential and Commercial HOAs to assist in the substantial property improvements that are necessary to preserve and grow the overall value and use of the property.	10/17/2023	6/1/2021	Tom	Champ	tpcongrand@msn.com	(515) 491-3273
TAXA-2023-000695	782403314002	400 E LOCUST ST DES MOINES, IA 50309	Renovation of Existing Structure	Multi-Family 13+ units	10-RF, 10 Year 100%	\$2,100,000	Development. There is a similar application submitted for the 900 Building.	12/5/2023	8/1/2024	James	Bowman	developerdad51@gmail.com	(309) 756-8041
TAXA-2023-000697	792414476012	990 E BROADWAY AVE DES MOINES, IA 50313	New Primary Structure	Commercial/ Industrial	03-CF, 3 Year 100%	\$12,000,000	Single Family Dwelling	12/11/2023	1/2/2023	Ben	Schultes	bschultes@jerryfoods.com	(612) 202-7216
TAXA-2023-000708	782426476010	2120 E LELAND AVE DES MOINES, IA 50320	New Primary Structure	Single Family Dwelling	06-RD, 6 Year Declining	\$200,000	Commercial/Industrial	12/11/2023	7/12/2023	ADAM	SIEREN	adamsieren@yahoo.com	(515) 669-4905
TAXA-2023-000785	792322126014	4410 E 50TH ST DES MOINES, IA 50317	New Primary Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$1,300,000	Commercial/Industrial	1/16/2024	1/1/2024	Jack	Houghton	houghton5010@gmail.com	(515) 253-0192
TAXA-2023-000786	792322176010	4376 E 50TH ST DES MOINES, IA 50317	New Primary Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$1,300,000	Commercial/Industrial	1/16/2024	1/1/2024	Jack	Houghton	houghton5010@gmail.com	(515) 253-0192
TAXA-2023-000841	782405403016	732 18TH ST DES MOINES, IA 50314	Renovation of Existing Structure	Multi-Family 13+ units	10-RF, 10 Year 100%	\$1,850,000	Historic renovation of Concord Apartments, 732 18th St. Total of 42 units.	1/25/2024	11/30/2023	Jessie	Kintz	jessie@dev.partners	
TAXA-2023-000844	782405476009	610 16TH ST DES MOINES, IA 50309	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$10,500,000	47 unit new apartment building	1/26/2024	6/30/2024	angie	pfannkuch	angie@sidekickdevelopment.com	(515) 822-3257
TAXA-2023-000845	782405403015	740 18TH ST DES MOINES, IA 50314	Renovation of Existing Structure	Commercial/ Industrial	10-CD, 10 Year Declining	\$1,650,000	Historic renovation of 740 18th St to support single commercial user Low density residential - renovation of existing structure: remodel attic for occupancy, exterior improvements (siding/soffit/fascia repair/replacement). Building permits to follow for remodel scope.	1/26/2024	3/22/2024	Jessie	Kintz	jessie@dev.partners	
TAXA-2023-000868	782405351036	2603 HIGH ST DES MOINES, IA 50312	Renovation of Existing Structure	Single Family Dwelling	10-RF, 10 Year 100%	\$80,000	follow for remodel scope.	1/31/2024	7/31/2024	Chester	Smith	chestervsmith@gmail.com	

18

Plan Number	Parcel Number	Address	Project Type	Property Classification	Tax Abatement Schedule	Project Cost	Plan Description	Plan Apply Date	Anticipated Completion Date	Contact First Name	Contact Last Name	Contact Email	Contact Phone
TAXA-2023-000869	782407303068	3817 MUSKOGEE AVE DES MOINES, IA 50312 2701 INGERSOLL AVE	Addition to Existing Structure;Renovati	Single Family Dwelling	10-RF, 10 Year 100%	\$550,000	We completed an addition/remodel. Permits were pulled by the contractor. 12/15/23 was our substantial completion date. Only a few small, miscellaneous final punchlist items remain.	1/31/2024	12/15/2023	Jennifer	Richmond	jbrichmond@hotmail.com	(503) 789-5424
TAXA-2023-000870	782405354000	DES MOINES, IA 50312	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$48,500,000	20 units of affordable housing (30-80% AMI)	1/31/2024	12/31/2024	Molly	Cutler	molly@cutlerdevelopment.com	(571) 212-4188
TAXA-2023-000873	792434257004	1621 9TH ST DES MOINES, IA 50314	Addition to Existing Structure;Renovati	Multi-Family 13+ units	10-RF, 10 Year 100%	\$315,769	1621 9th St, 15-plex located in the historical River Bend District, was purchased by The Gables, LLC in December 2021 for \$585,000. The business plan was to renovate the interior units which was in a Class D standard to a Class C standard given the vintage of the building, allowing rents to be around \$625-700/month rents. We have remodeled 12 out of the 15 units, updated the common areas, (\$207,200) and replaced the exterior egress (\$108,600), totaling \$315,770 in total renovation spend since acquisition.	1/31/2024	11/9/2023	JEREMY	LOW	jeremy@credocapitaldsm.com	(515) 421-2933
TAXA-2023-000874	782406201001	3438 UNIVERSITY AVE DES MOINES, IA 50311 3434 UNIVERSITY AVE	Renovation of Existing Structure	Multi-Family 13+ units	10-RF, 10 Year 100%	\$65,212	3438 University Avenue is part of three addresses: 3438 University (11-plex), 3434 University (4-plex), and 3414 University (parking lot). Yocum, LLC purchased the buildings and the parking lot in January 2020. The business plan was to strategically renovate units over time and we have successfully renovated 10 units (3434-1, 3436-2, 3438-1, 2, 14, 22, 23, 31, 32, 33) We hired independent contractors for the rehabs done to date and the back-up data is located in the attached workbook/adjacent tabs. The renovations entailed aesthetic updates (painting, LVP flooring, replacement of appliances (fridges, stoves, etc.), light fixtures, kitchen cabinets, bathroom updates, etc.	1/31/2024	12/18/2023	JEREMY	LOW	jeremy@credocapitaldsm.com	(515) 421-2933
TAXA-2023-000891	782406201002	DES MOINES, IA 50311	Renovation of Existing Structure	Multi-Family 13+ units	10-RF, 10 Year 100%	\$16,303	The total costs spent on miscellaneous rehab items total \$81,515 since January 2020. Renovation to apartment units - interior upfit to two units- Additional work description in TAXA-2023-000874	2/1/2024	2/1/2024	JEREMY	LOW	jeremy@credocapitaldsm.com	(515) 421-2933