

Date April 15, 2024

**RESOLUTION APPROVING 1 TAX ABATEMENT APPLICATION FOR
WORK COMPLETED IN IN 2021**

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, 1 application for tax abatement has been received for qualifying improvements completed after December 31, 2021, which is now on file and available for inspection by the public in the office of the City Clerk; and,

WHEREAS, the application has been reviewed and is 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 application for tax abatement is hereby received and is untimely.
2. The following findings are hereby adopted with respect to the untimely application:
 - a. The application was filed within the two-year grace period allowed by Iowa Code §404.4, during which a late filed application may be approved for the total number of years in the exemption schedule.
 - b. The application is for a project located in the City-wide Urban Revitalization Area; it 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 Area was so designated.
 - c. The application is for improvements completed in 2021.



Roll Call Number

Agenda Item Number

15

Date April 15, 2024

- d. City staff recommends that City Council approve the late filed tax abatement application for the building improvements existing on January 1, 2022.
- 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 Applications to the County Assessor.

(Council Communication No. 24-149)

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:


 Thomas G. Fisher Jr.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED	APPROVED			

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.

Mayor

City Clerk

Plan Number	Parcel Number	Address	Project Type	Commercial Property Classification	Commercial Abatement Schedule	Project Cost	Plan Description	Plan Apply Date	Anticipated Completion Date	Contact First Name	Contact Last Name	Contact Email	Contact Phone
TAXA-2023-000867	792432105003	4326 HICKMAN RD DES MOINES, IA 50310	New Primary Structure	Commercial	10-CD, 10 Year Declining	\$2,850,000	18,185 Sf Clinic that support over 55 senior community. Mixed use project of clinic, apartments and townhouses - Commercial portion only	1/30/2024	9/4/2020	Douglas	Wells	dwells@wellsporterdesign.com	(515) 321-5483