



Date March 9, 2026

**RESOLUTION APPROVING 10 TAX ABATEMENT APPLICATIONS
FOR WORK COMPLETED IN 2025**

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 as proposed in the application is in a designated urban revitalization area; (b) the project as proposed in the application is in conformance with the urban revitalization plan for such area; and (c) the improvements as proposed in the application 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, 10 applications for tax abatement have been received for qualifying improvements completed after December 31, 2024, which are now on file and available for inspection by the public in the office of the City Clerk; and,

WHEREAS, the applications have been reviewed and are now recommended for approval by City staff; and

WHEREAS, the following table provides a summary of the tax abatement applications:

Tax Abatement Plan	Quantity	Abated Value
05-RD, 5 year declining	1	\$ 140,000.00
10-RD, 10 year declining	4	\$ 93,482,000.00
10-RF, 10 year 100%	5	\$ 665,879.00
Total	10	\$ 94,287.879.00

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

1. Each application for tax abatement is hereby received.



Roll Call Number

Agenda Item Number

11

Date March 9, 2026

2. The following findings are hereby adopted with respect to each application:
 - a. The application is for a project located in the City-wide Urban Revitalization Area; the project as proposed in the application is in conformance with the Urban Revitalization Plan for the City-wide Urban Revitalization Area; and the improvements described in the application are intended by the applicant to be completed, all or in part, during the time the applicable area was so designated.
 - b. The application is for improvements intended by the applicant to be completed, all or in part, in 2025.
 - c. City staff recommends that City Council approve the filed tax abatement application for building improvements existing on January 1, 2026.
3. The attached applications are 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 Polk County Assessor.

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Emily A. Duffy
Emily A. Duffy
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
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	Residential Property Classification	Residential Abatement Schedule	Project Cost	Plan Description	Plan Apply Date	Anticipated Completion Date	Contact First Name	Contact Last Name	Contact Email	Contact Phone
TAXA-2025-000375	782401129029	836 E 26TH ST DES MOINES, IA 50317	New Primary Structure	Single Family Dwelling	05-RD, 5 Year Declining	\$140,000	SINGLE FAMILY DWELLING -NEW	10/27/2025	9/19/2026	Brett	Klester	JKConsultingIA@gmail.com	(515) 202-4997
TAXA-2024-000448	782427101017	315 E MCKINLEY AVE DES MOINES, IA 50315	Renovation of Existing Structure	Multi-Family 13+ units	10-RF, 10 Year 100%	\$102,379	Cosmetic & finishes renovations and parking lot maintenance	1/2/2025	12/30/2024	PREMIER REAL ESTATE		contact@higherpointinvesting.com	(515) 491-9278
TAXA-2025-000524	782406131018	1078 35TH ST DES MOINES, IA 50311	New Primary Structure	Single Family Dwelling	10-RF, 10 Year 100%	\$500,000	Tear down done in 2025 and new build garage and house were framed, window	1/20/2026	5/29/2026	Chad	Daniel	chad@turnkeyiowa.com	
TAXA-2025-000613	782415302014	201 E CRESTON AVE DES MOINES, IA 50315	New Accessory Structure	Single Family Dwelling	10-RF, 10 Year 100%	\$16,000	Detached Garage	1/30/2026	9/12/2025	Andrea	Brownell	andrea.brownell@yahoo.com	(515) 720-9960
TAXA-2025-000016	782409153021	1275 MURPHY ST DES MOINES, IA 50309	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$10,000,000	3 Story, 59 unit market rate multifamily building	4/2/2025	6/30/2026	Michael	Bialas	michael.bialas@hubbellrealty.com	(847) 321-1606
TAXA-2025-000611	792433454018	2211 UNIVERSITY AVE DES MOINES, IA 50311	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$5,482,000	This is the UA Station project. We are developing 35 residential units on this site	1/28/2026	8/31/2026	DANNY	HEGGEN	danny@dev.partners	(515) 201-4667
TAXA-2024-000234	782409103011	1435 MULBERRY ST DES MOINES, IA 50309	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$65,000,000	High-Density Residential tax abatement request for a 202-unit ground up multi	6/26/2024	9/1/2026	Andrew	Juliris	ajuliris@doubleeagle-development.com	(847) 609-4427
TAXA-2025-000015	782409153020	1270 TUTTLE ST DES MOINES, IA 50309	New Primary Structure	Multi-Family 13+ units	10-RD, 10 Year Declining	\$13,000,000	3 Story, 76 units market rate multifamily project known as Linc IV (North Buldir	4/2/2025	5/31/2026	Michael	Bialas	michael.bialas@hubbellrealty.com	(847) 321-1606
TAXA-2025-000242	792429477005	2603 33RD ST DES MOINES, IA 50310	Renovation of Existing Structure	Single Family Dwelling	10-RF, 10 Year 100%	\$41,500	Interior/ Exterior Renovation, maintenance and adding insulation	8/28/2025	3/31/2025	Claire	Couture	clairemcouture@gmail.com	(515) 707-0269
TAXA-2025-000290	782404108003	1015 DAY ST Unit: UNIT 7 DES MOINES, IA 50314	Renovation of Existing Structure	Single Family Dwelling	10-RF, 10 Year 100%	\$6,000	Replace deck leading from front door.	10/16/2025	7/14/2026	DANIEL	RIVERA	danielrivera747@gmail.com	(515) 720-1568