

08-1836

13

Date October 27, 2008

RESOLUTION GRANTING PRIOR APPROVAL OF TAX ABATEMENT
FOR THE ADDITIONAL VALUE TO BE ADDED BY CONSTRUCTION OF
A MEDICAL OFFICE BUILDING AT 1057 5TH AVENUE

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 prior approval of eligibility 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 improvements are located in a designated Urban Revitalization Area; (b) the improvements are in conformance with the Urban Revitalization Plan for such area; and (c) the improvements are to be made during the time the area is so designated; and

WHEREAS, Des Moines Medical Center, Inc., as titleholder, and Rock Creek Investments, LLC, as tenant under a 50-year ground lease, propose to construct a new medical office building at 1057 5th Avenue with an estimated value of \$12,900,000, and have made application pursuant to Iowa Code §404.4 for prior approval of the eligibility of such improvements for tax abatement pursuant to the City-wide Urban Revitalization Plan; and,

WHEREAS, the application has been received, reviewed and recommended for approval by City staff; NOW THEREFORE,

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

- 1) The application for prior approval of eligibility for tax abatement for the construction of a new medical office building at 1057 5th Avenue, to be assessed as commercial property, is hereby received.
- 2) The City Council hereby finds that the proposed new medical office building is a project located in the City-wide Urban Revitalization Area; the project is in conformance with the Urban Revitalization Plan for the City-wide Urban Revitalization Area; and the improvements described in the application is to be completed during the time the City-wide Urban Revitalization is so designated.

(continued)

★ Roll Call Number
08-1836

Agenda Item Number
13

Date October 27, 2008

-2-

- 3) The application for prior approval of eligibility for tax abatement is hereby approved. subject to the following conditions:
- (a) Construction of the proposed new medical office building must be commenced by December 31, 2011, under authority of a properly issued building permit; and,
 - (b) The construction of such building must be substantially complete by December 31, 2012.

As provided by Iowa Code §404.4, such prior approval shall not entitle the owners to exemption from taxation until the improvements have been completed and found to be qualified real estate.

(Council Communication No. 08- 636)

MOVED by Vlassis to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

C:\Rog\Revit\Admin\Pre-Approval\1057 5th Street.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
HENSLEY	✓			
KIERNAN	✓			
MAHAFFEY	✓			
MEYER	✓			
VLASSIS	✓			
TOTAL	7			

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.

Diane Rauh City Clerk

MOTION CARRIED

APPROVED

T. M. Franklin

Mayor