

Date..... March 20, 2006

RESOLUTION APPROVING TAX ABATEMENT APPLICATIONS FOR THE  
ADDITIONAL VALUE ADDED BY IMPROVEMENTS MADE DURING 2005  
(5105 S.E. 27<sup>th</sup> Street and 2411 Hart 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 must 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 located 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, on September 28, 1987, by Roll Call No. 87-4009, the Des Moines City Council approved the Urban Revitalization Plan for the City-wide Urban Revitalization Area which Plan, among other things, specifies the types of improvements eligible for tax abatement; and

WHEREAS, the City has designated several additional urban revitalization areas within territory annexed into the City after July 6, 1987, and the City has adopted urban revitalization plans for such additional areas in accordance with the Act; and

WHEREAS, the urban revitalization plan for each of the designated urban revitalization areas provides that, in order 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, the attached applications are for value added by eligible improvements made to 5105 S.E. 27<sup>th</sup> Street and 2411 Hart Avenue during calendar year 2005; and the applications was submitted after February 1, 2006, due to a misunderstanding between the builders and the property owners as to who would file the applications by the February 1, 2006 deadline; and

WHEREAS, the attached applications have 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:

( continued )

17


Date..... March 20, 2006

- 1) The attached applications for tax abatement for improvements to 5105 S.E. 27<sup>th</sup> Street and 2411 Hart Avenue are hereby received.
- 2) The following findings are hereby adopted:
  - a) The attached applications were filed after February 1st of the assessment year for which the exemption (tax abatement) is claimed.
  - b) The attached applications are for a project located in a designated urban revitalization area; each project is in conformance with the urban revitalization plan for the urban revitalization area in which the project is located; and the improvements described in such applications were made during the time the applicable area was so designated.
- 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 attached applications to the County Assessor.

MOVED BY \_\_\_\_\_ to adopt.

**(Council Communication No. 06-139)**

FORM APPROVED:

  
 Roger K. Brown  
 Assistant City Attorney

Applications attached:  
 5105 SE 27th Street  
 2411 Hart Avenue

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
TOTAL				

**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.

MOTION CARRIED

APPROVED

.....Mayor

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

APPLICATION FOR TAX ABATEMENT UNDER THE DES MOINES CITY-WIDE URBAN REVITALIZATION PLAN

This application must be filed with the City by the 1st Working Day in February

ADDRESS OF PROPERTY 5105 SE 27th ST.

LEGAL DESCRIPTION OF PROPERTY L. See Attachment

TITLE HOLDER OR CONTRACT BUYERS Thomas F. Jones Corp

ADDRESS OF OWNER (IF DIFFERENT THAN ABOVE) 4250 SE 15th St. Des Moines 50314

PHONE NUMBER HOME 515 285 9714 WORK

PROPOSED PROPERTY USE WILL THE PROPERTY BE? RESIDENTIAL RENTAL COMMERCIAL OWNER-OCCUPIED INDUSTRIAL (CIRCLE ONE) (CIRCLE ONE) (CIRCLE ONE)

WILL THE PROPERTY BE SERVED BY CITY SEWER? YES NO (CIRCLE ONE) (CIRCLE ONE)

SPECIFY IMPROVEMENTS NEW Home

ESTIMATED OR ACTUAL DATE OF COMPLETION 5/31/05

ESTIMATED OR ACTUAL COST OF IMPROVEMENTS 289,900

TAX EXEMPTION SCHEDULE 1 2 3 4A 4B (CIRCLE ONE) (SEE REVERSE SIDE FOR APPLICABLE TAX SCHEDULES)

IF RESIDENTIAL RENTAL PROPERTY, COMPLETE THE FOLLOWING NUMBER OF UNITS 11

TENANTS OCCUPYING THE BUILDING WHEN PURCHASED (OR PRESENT TENANTS IF UNKNOWN) / DATE OF TENANT OCCUPANCY / RELOCATION BENEFITS RECEIVED BY ELIGIBLE TENANTS / ATTACH LIST OF BUILDINGS BEING DEMOLISHED, IF ANY (TO BE CONTINUED ON A SEPARATE PAGE IF NECESSARY)

Table with columns: TENANT, DATE OF OCCUPANCY, RELOCATION BENEFITS

I Certify That the above statements are true to the best of my knowledge.

SIGNATURE [Signature] DATE

FOR AGENCY USE ONLY THE ABOVE APPLICATION IS/IS NOT IN COMPLIANCE WITH REQUIREMENTS OF THE CITY-WIDE URBAN REVITALIZATION PLAN. CONSTRUCTION PERMIT NO. (S) 2004 0349 DATE ISSUED 6/14/04 COMMUNITY DEVELOPMENT DEPARTMENT [Signature] DATE RELOCATION BENEFITS PAID CITY RIGHT OF WAY DEPARTMENT DATE DES MOINES CITY COUNCIL DATE (AS ATTESTED BY THE CITY CLERK) PRESENT ASSESSED VALUE ASSESSED VALUE WITH IMPROVEMENTS ELIGIBLE OR NOT ELIGIBLE FOR TAX ABATEMENT POLK COUNTY ASSESSOR DATE

WHEN COMPLETED RETURN TO: TAX ABATEMENT, PERMIT AND DEVELOPMENT CENTER 602 ROBERT D. RAY DR. (FORMERLY E. 1ST STREET), DES MOINES, IA 50309



FILING THIS APPLICATION DOES NOT CONSTITUTE APPROVAL

APPLICATION FOR TAX ABATEMENT UNDER THE DES MOINES CITY-WIDE URBAN REVITALIZATION PLAN

This application must be filed with the City by the 1st Working Day in February

ADDRESS OF PROPERTY 2411 HART AVE

LEGAL DESCRIPTION OF PROPERTY CARMAN PAT 2 LOT 27

TITLE HOLDER OR CONTRACT BUYERS Terry's Homes

ADDRESS OF OWNER (IF DIFFERENT THAN ABOVE) 13301 NW 106TH CIR, URBA DALE

PHONE NUMBER HOME 278-5992 WORK 50322

PROPOSED PROPERTY USE WILL THE PROPERTY BE? RESIDENTIAL (CIRCLED) COMMERCIAL INDUSTRIAL (CIRCLE ONE)

WILL THE PROPERTY BE SERVED BY CITY SEWER? YES (CIRCLED) RENTAL OWNER-OCCUPIED (CIRCLED) NO (CIRCLE ONE)

SPECIFY IMPROVEMENTS NEW TOWN HOME

ESTIMATED OR ACTUAL DATE OF COMPLETION 175,000 MARCH 01

ESTIMATED OR ACTUAL COST OF IMPROVEMENTS 175,000

TAX EXEMPTION SCHEDULE 1 2 3 4A 4B (CIRCLE ONE) (SEE REVERSE SIDE FOR APPLICABLE TAX SCHEDULES)

IF RESIDENTIAL RENTAL PROPERTY, COMPLETE THE FOLLOWING NUMBER OF UNITS

TENANTS OCCUPYING THE BUILDING WHEN PURCHASED (OR PRESENT TENANTS IF UNKNOWN) / DATE OF TENANT OCCUPANCY / RELOCATION BENEFITS RECEIVED BY ELIGIBLE TENANTS / ATTACH LIST OF BUILDINGS BEING DEMOLISHED, IF ANY (TO BE CONTINUED ON A SEPARATE PAGE IF NECESSARY)

TENANT DATE OF OCCUPANCY RELOCATION BENEFITS

I Certify, That the above statements are true to the best of my knowledge.

SIGNATURE [Signature] DATE

FOR AGENCY USE ONLY

THE ABOVE APPLICATION IS / IS NOT IN COMPLIANCE WITH REQUIREMENTS OF THE CITY-WIDE URBAN REVITALIZATION PLAN

CONSTRUCTION PERMIT NO. (S) 3402005-0220 DATE ISSUED 8/20/05

COMMUNITY DEVELOPMENT DEPARTMENT [Signature] DATE

RELOCATION BENEFITS PAID CITY RIGHT OF WAY DEPARTMENT DATE

DES MOINES CITY COUNCIL (AS ATTESTED BY THE CITY CLERK) DATE

PRESENT ASSESSED VALUE ASSESSED VALUE WITH IMPROVEMENTS

ELIGIBLE OR NOT ELIGIBLE FOR TAX ABATEMENT

POLK COUNTY ASSESSOR DATE

WHEN COMPLETED RETURN TO: TAX ABATEMENT, PERMIT AND DEVELOPMENT CENTER 602 ROBERT D. RAY DR. (FORMERLY E. 1ST STREET), DES MOINES, IA 50309



FILING THIS APPLICATION DOES NOT CONSTITUTE APPROVAL