
URBAN REVITALIZATION PLAN

VAN METER REVITALIZATION AREA

CITY OF VAN METER, IOWA

December, 2005

SIMMERING-CORY, INC.

TABLE OF CONTENTS

SECTION

- A. URBAN REVITALIZATION ACT
- B. DESIGNATION CRITERIA
- C. DESCRIPTION OF THE AREA
- D. OBJECTIVES
- E. EXISTING ZONING
- F. EXISTING LAND USE
- G. PROPOSED LAND USE
- H. CITY SERVICES
- I. ELIGIBLE IMPROVEMENTS
- J. TIME FRAME
- K. EXEMPTIONS
- L. APPLICATION PROCEDURES
- M. APPLICATION REVIEW
- N. OTHER SOURCES OF REVITALIZATION FUNDS
- O. RELOCATION PROVISIONS
- P. OWNERS OF RECORD AND EXISTING ASSESSED VALUATIONS

EXHIBITS

- A. DESCRIPTION OF AREA
- B. CITY MAP - URBAN REVITALIZATION DISTRICT/URBAN RENEWAL DISTRICT
- C. RESOLUTION (*on file at City Hall*)
- D. OWNERS OF RECORD AND ASSESSED VALUATIONS (*on file at City Hall*)

A. URBAN REVITALIZATION ACT

The Urban Revitalization Act, now Chapter 404, Code of Iowa, was enacted into law by the Iowa legislature in 1979. The Act is intended to encourage redevelopment and revitalization within a designated area by authorizing incentives to the private sector. Qualified real estate within the designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this bill is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

Section 404.1 provides that the City Council may designate an area of the City as a revitalization area, if that area meets any one of the following situations:

1. "An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare."
2. "An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use."
3. "An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use."

4. "An area which is appropriate as an economic development area as defined in Section 403.17. (Section 403.17, Subsection 20: 'Economic development area' means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises or housing and residential development for low and moderate income families, including single or multi-family housing. Such designated area shall not include land which is part of a century farm.)"
5. "An area or an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing."

B. DESIGNATION CRITERIA

With the adoption of this plan, the City Council is designating the Van Meter Revitalization Area, as being qualified under Subsections 4 and 5 of Section 1 of the Act. The area is appropriate for public improvements related to housing and residential development or construction of housing and residential development, including single or multi-family housing. The area is also appropriate as an economic development area for commercial and industrial development.

C. DESCRIPTION OF THE AREA

The boundaries of the Van Meter Urban Revitalization Area (hereinafter referred to as "Area") are described in Exhibit A and illustrated on Exhibit B.

D. OBJECTIVES

The plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for commercial and residential development in Van Meter. Planning goals include revitalizing the area through the promotion of new construction on previously platted vacant land and rehabilitation of existing property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

E. EXISTING ZONING

Zoning classifications in the revitalization district include:

- A-1 Agriculture District
- C-0 Commercial-Residential District
- C-1 General Commercial
- I-1 Light Industrial District
- R-1 Single Family Residential District
- R-2 Two Family Residential District
- R-3 Multi-Family Residential District

F. EXISTING LAND USE

Existing land use categories are the same as the zoning classifications described above, and are illustrated on the attached zoning map.

G. PROPOSED LAND USE

The revitalization area is proposed for new and expanded commercial and residential development in those areas that comply with the City's Zoning Ordinance.

H. CITY SERVICES

Plans to improve City services in the revitalization area are outlined in the City's Capital Improvement Plan.

I. ELIGIBLE IMPROVEMENTS

Eligible property improvements, as used in this plan, include rehabilitation and additions to any existing residential and commercial structures located within the area. In addition, new construction on vacant land or on land with existing structures is also eligible for tax abatement.

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement, the increase in actual value of the property must be at least 10%.

An applicant whose project is receiving benefits which are financed through an urban renewal tax increment financing program shall not be eligible for tax abatement under the revitalization program, unless otherwise determined by the City Council.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Van Meter, and must be completed during the time the area is designated as a revitalization district.

J. TIME FRAME

The area shall be eligible for tax abatement under the revitalization plan until January 1, 2016. If, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, the City Council may repeal the ordinance establishing the revitalization area, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all existing exemptions shall continue until their expiration.

K. EXEMPTIONS

Residential

All qualified real estate assessed as residential property is eligible to receive a one hundred percent (100%) exemption from taxation on the first seventy-five thousand dollars (\$75,000) of actual value added by the improvements. The exemption is for a period of five (5) years, determined as follows:

1st Year – 100%

4th Year – 33%

2nd Year – 100%

5th Year – 33%

3rd Year – 33%

Commercial/Industrial

All qualified real estate assessed as commercial or industrial property is eligible to receive a one hundred percent (100%) exemption on the actual value added by the improvements. The exemption is for a period of three (3) years.

L. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the City for an exemption by up to 2 years after February 1 of the assessment year for which the exemption is first claimed. Applications are available at City Hall.

M. APPLICATION REVIEW

Owners may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall give its prior approval if the project is in conformance with this plan for revitalization. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption.

The City Council shall approve all applications submitted for approval if:

1. The project, as determined by the City Council, is in conformance with this plan; and,
2. The project is located within the area; and,
3. The improvements were made during the time the area was so designated.
4. If the applicant's project is receiving benefit from an urban renewal tax increment financing program, they will not be eligible for tax abatement under the revitalization program, unless otherwise determined by the City Council.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

N. OTHER SOURCES OF REVITALIZATION FUNDS

At this time, there are no state or federal grants or loans for revitalization activities in the area. However, in 2006, the City intends to apply for a CDBG Housing Fund grant to establish a housing rehabilitation program.

O. RELOCATION PROVISIONS

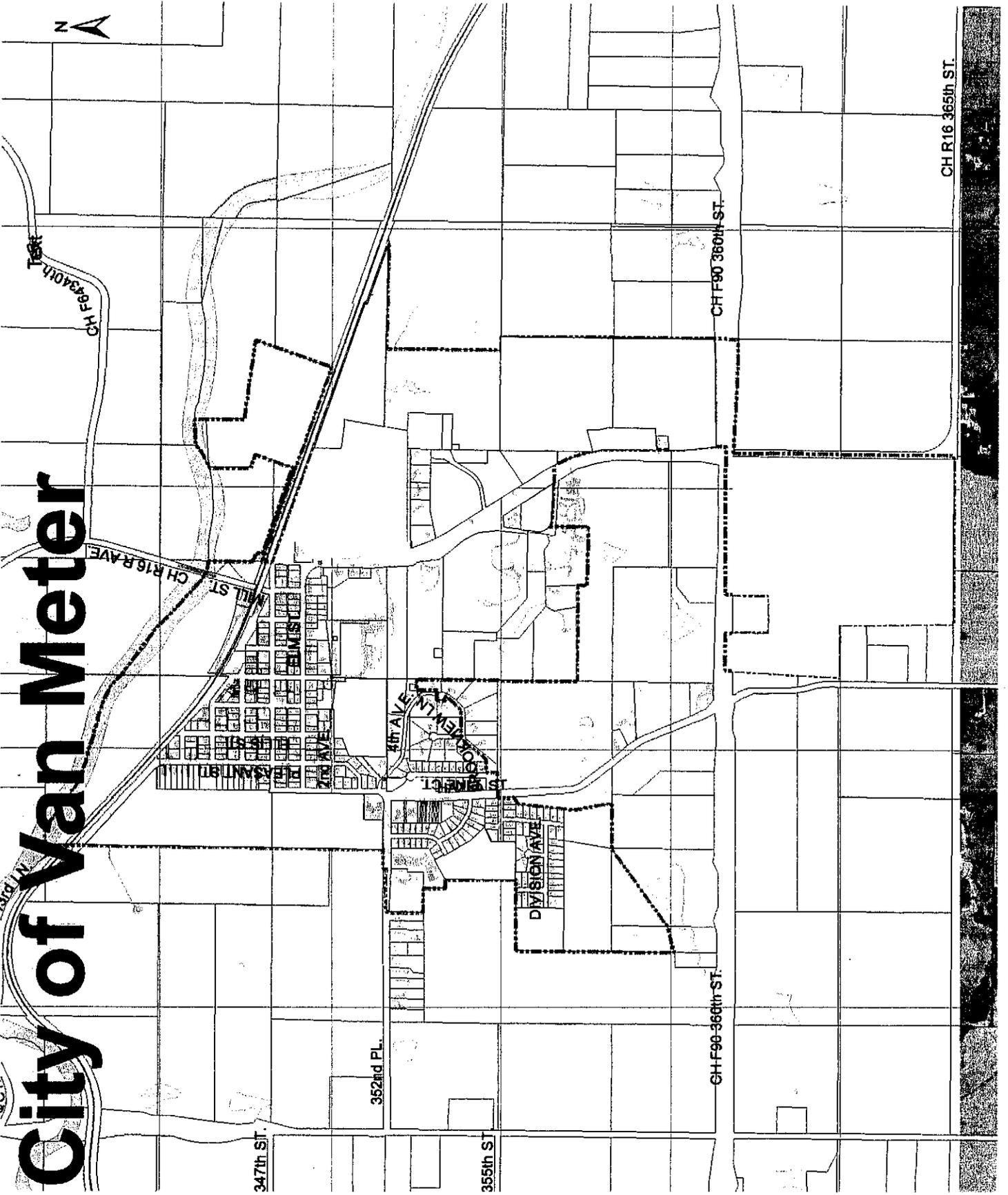
The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Van Meter Revitalization Area. However, if activities resulting from a property owner's action to qualify for a tax exemption will result in a relocation or displacement, the following shall apply:

Upon application for and verification of eligibility for tax abatement to a property owner by the City, qualified tenants in designated areas whose displacement was due to action on the part of a property owner to qualify for said tax abatement under this plan shall be compensated by the property owner for one month's rent and for actual reasonable moving and related expenses. Qualified tenant, as used in this plan, shall mean the legal occupant of a building unit which is located within a designated revitalization area and who has occupied the same building continuously since one year prior to the City's adoption of this plan.

P. OWNERS OF RECORD AND EXISTING ASSESSED VALUATIONS

Exhibit D consists of a list of the names, addresses, and assessed valuations for land and buildings of the owners of record of all real estate within the proposed area.

City of Van Meter



LEGEND



Tax Abatement
Map - 2006
Excluded Parcels



CH R16 365th ST.

CH F90 360th ST.

CH F90 360th ST.