

TITLE I - POLICY AND ADMINISTRATION

CHAPTER 13
URBAN REVITALIZATION AREAS

13.01 Purpose

13.02 Designation

13.03 Property Tax Exemptions

13.04 Actual Value Added Qualifications

13.05 Prior Approval

13.01 PURPOSE. The purpose of this chapter is to designate one or more Urban Revitalization Areas for tax exemption in accordance with Chapter 404 of the Code of Iowa.

13.02 DESIGNATION. The following areas are hereby numbered, described and designated as revitalization areas in the City:

1. This subsection, which designated property known as Virginia Gay Hospital as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was October 14, 1993. However, all existing exemptions shall continue until their expiration. *(Ord. 897 – Jul. 04 Supp.)*

2. This subsection, which designated property known as Theisen Supply, Inc. as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was June 22, 1995. However, all existing exemptions shall continue until their expiration. *(Ord. 915 – Aug. 05 Supp.)*

3. This subsection, which designated property known as Brian Hamling property at 301 W. 4th St. as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was March 12, 1997. However, all existing exemptions shall continue until their expiration. *(Ord. 946 – June 07 Supp.)*

4. This subsection, which designated property known as Farm Services, Inc. as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was August 10, 1995. However, all existing exemptions shall continue until their expiration. *(Ord. 922 – Dec. 05 Supp.)*

5. This subsection, which designated property known as Karr Tuckpointing Co. as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was October 26, 1995. However, all existing exemptions shall continue until their expiration. *(Ord. 926 – Dec. 05 Supp.)*

6. This subsection, which designated property known as Tharp Design & Lettering as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was October 26, 1995. However, all existing exemptions shall continue until their expiration. *(Ord. 927 – Dec. 05 Supp.)*

7. This subsection, which designated property known as Schoonover Tuckpointing property, E 8th St. as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was April 10, 1997. However, all existing exemptions shall continue until their expiration. *(Ord. 946 – June 07 Supp.)*

8. This subsection, which designated property known as Robo Car Wash at 614 West 4th Street (now known as Viking Car Wash), as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was March 12, 1998. However, all existing exemptions shall continue until their expiration. *(Ord. 966 – Dec. 08 Supp.)*

9. This subsection, which designated commercial residential property owned by Brian Hamling at 1209 and 1211 W 3rd Street, as a revitalization area in the City, is repealed. Said area was a revitalization area for a period of ten years from the date of designation, which was April 23, 1998. However, all existing exemptions shall continue until their expiration. *(Ord. 966 – Dec. 08 Supp.)*

10. All of the property in an area described as follows:

A part of Lots #1 and #2 of Block #1 of the Re-record of Smith, Traer and Tilford's Addition to Town Vinton as recorded in Deed Record, Town Lots Book 31, page 424, and a part of vacated Washington Street as was vacated by the City Council on December 4th 1874, Town of Vinton, Benton County, Iowa, and more particularly described as follows:

Beginning at the Northeast corner of Lot #1 of Block #1 of said Smith, Traer and Tilford's Addition; thence S90°00'00"W (an assumed bearing) along the North line of Lots #1 and #2 a distance of 99.74 feet to the East line of a 10 foot wide alley as said alley is recorded in Town Lot Record 0, page 114;

(—) thence S00°03'19"W along said East line a distance of 41.43 feet; thence N90°00'00"E, along a common wall, a distance of 103.05 feet to a point on the Easterly line of the Washington Street vacation; thence N00°54'25"E along said East line a distance of 41.36 feet to a point on the South line of Fifth Street (formerly Concord Street); thence S90°00'00"W along said South line a distance of 3.92 feet to the point of beginning containing 4275.95 square feet more or less and being subject to all easements and restrictions of record.

[Also the building address is 501 1st Avenue.]

A This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals the ordinance codified in this subsection. If repealed all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 771 – Feb-99 Supp.)

11. All of the property in an area described as follows:

Lots 3 & 4, Block 6, Fremont now Vinton.

[Also the building address will be 204 1st Avenue.]

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals the ordinance codified in this subsection. If repealed all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 772 – Feb-99 Supp.)

12. All of the property in an area known as the Ketchen Building area described as follows:

E 1/3 of E 58½ feet of Lot 7 and E 1/3 of E 58½ feet of Lot 8, all in Block 12, Fremont Now Vinton (also the building address is 101 W 4th Street)

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals the ordinance codified in this

subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 803 – Jul-00 Supp.)

13. All of the property in an area now known as Pizza Ranch described as follows:

Lots 2 & 3, and W 2/3 of Lots 6 & 7, Block 18, Beckett's Addition to Vinton (also the building address is 219 W 4th Street)

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals the ordinance codified in this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 806 – Oct. 00 Supp.)

14. All of the property in an area now known as Ervin Motors described as follows:

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block One (1) in Whipples Addition to Vinton, Iowa; also Commencing at the Northwest Corner of Block One (1), Whipples Addition to Vinton, Iowa, thence North 76 feet, thence West 300 feet, thence South 76 feet, thence East to place of beginning; and Commencing at the Southeast Corner of Lot One (1), Block Two (2), Whipples Addition to Vinton, Iowa, thence South 8 feet, thence West 120 feet, thence North 8 feet, thence East 120 feet to place of beginning; and Lots One (1) and Two (2), Block 2, Whipples Addition to Vinton, Iowa.

AND

The North Twenty-five (N 25) feet of L Avenue and the North One-half (N ½) of L Avenue lying between Block Two (2) on the West and Block One (1) on the East; and all that part of the North One-half (N ½) of the East-West alley lying between Lots Four (4) and Five (5), Block One (1) on the North and Lots Six (6) and Seven (7), Block One (1) on the South, all in Whipples Addition to Vinton, Iowa (also the building address is 201 S "K" Avenue)

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals the ordinance codified in this

subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 807 – Oct. 00 Supp.)

15. Tract “B” in plat of survey recorded in book 11 at page 1, Document No. 00002730, except that area west of the west right of way line of “M” Avenue as if it were extended to the south right of way line of W First Street (also the building address will be 1310 W 1st St.).

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals the ordinance codified in this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 821 – Feb. 01 Supp.)

16. All of the property in an area described as follows:

Lots 3, 4, and 5, Imperial Apartments 1st Addition to Vinton, Iowa.
[Also known as Hamling’s Apartment Complex on 2nd Avenue]

A. This area shall be a revitalization area for a period of ten years from the date of designation. In the event the desired level of revitalization has been attained, Council may repeal the ordinance establishing this area; however, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 845 – Sep. 02 Supp.)

17. All of the property in an area now known as Cedar Valley Bank & Trust, 405 W. 3rd Street, described as follows:

Lot 7 and 8, Block 25, Webb’s Addition to Vinton, Iowa, and part of Block 25, Webb’s Addition to Vinton, Iowa, commencing at the Northwest corner of Lot 7, Block 25, Webb’s Addition to Vinton, Iowa, thence east 126 feet, thence north 8¼ feet, thence west 126 feet, thence south 8¼ feet to the place of beginning.

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization

has been attained and Council repeals this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 887 – Feb-04 Supp.)

18. All of the property in an area now known as Hamling Investments, 116 W 4th Street, described as follows:

West 1/3 Lot 3, Block 13, Fremont Now Vinton Addition to Vinton, Iowa.

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 888 – Feb-04 Supp.)

19. All of the property in an area now known as Ehlinger property, 302-310 K Ave. South, described as follows:

Grand Gulf E 50' S ½ Lot 4 Blk 3; W ½ N ½ Lot 4 Blk 3; W 80' of: S ½ Lot 3 Blk 3; W 115' S ½ Lot 4 Blk 3; W ½ N ½ Lot 3 Blk 3; E ½ N ½ Lot 4 Blk 3.

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 919 – Aug. 05 Supp.)

20. All of the property in an area now known as Primmer, 1617 W “D” Street, described as follows:

17-85-10 COM 133' N of SE COR SW NW for BEG N 367' W 425' S 500' E 350' N 133' E.

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 934 – Aug. 06 Supp.)

21. All of the property in an area now known as Vinton, Iowa, Assisted Living Facility, LLC, 1807 W 5th Street, described as follows:

The South 659.68 feet of Block One (1), Froning's First Addition to Vinton, Iowa, except the South 33 feet.

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 940 – June 07 Supp.)

22. All of the property in an area now known as Stanley Roofing Co., 1207 West 1st Street, described as follows:

Parcel B NE SW EX E 15' 17 85 10.

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 944 – Jun. 07 Supp.)

23. All of the property in an area now known as Lots 1 & 3, Wenner's Second Addition to Vinton, Iowa.

A. This area shall be a revitalization area for a period of ten years from the date of designation unless the desired level of revitalization has been attained and Council repeals this subsection. If repealed, all existing exemptions shall continue until their expiration.

B. This area shall be eligible for other provisions of State and Federal law, if qualified.

(Ord. 963 – Dec. 08 Supp.)

24. In accordance with Chapter 404, the area formed by the contiguous real estate parcels with the legal description below is designated as the Vinton Urban Revitalization Area:

Downtown Revitalization Area: The area enclosed from the intersection of 2nd Avenue and East 6th Street, north to East 3rd Street, west to C Avenue, south to West 6th Street and east to 2nd Avenue.

Northwest Industrial Area: The area enclosed from the intersection of West 1st Street and R Avenue, north to West D Street, west on 58th Street Drive to the Vinton City limits, north to the Vinton City limits, east and south along the Vinton City limits to a point directly north of the intersection of West 1st Street and G Avenue, south to said intersection and then west to the intersection of West 1st Street and R Avenue and the area with the legal description of NW SE EX S 6 1/2A & W 3 A NE SE EX S 6/2 RD & EX PARCEL A 18 85 10.

(Ord. 970 – Nov. 09 Supp.)

25. In accordance with Chapter 404, the area formed by the contiguous real estate parcels with the legal description below is designated as the Vinton Urban Revitalization Area:

Amended Downtown Revitalization Area: The area enclosed from the intersection of 2nd Avenue and East 6th Street, east to 3rd Avenue, north to East 4th Street, west to 2nd Avenue, and south to 6th Street.

(Ord. 973 – Nov. 09 Supp.)

13.03 PROPERTY TAX EXEMPTIONS. All qualified real estate is eligible to receive an eighty percent (80%) exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years. This schedule shall apply to every revitalization area within the City except in areas designated as both urban renewal and urban revitalization in which case the City may adopt a different schedule provided the schedule does not have a larger tax exemption in a particular year than is provided for that year in the schedule specified in the corresponding subsection of Section 404.3 of the Code of Iowa. *(Ord. 712)*

(Code of Iowa, Sec. 404.3[6])

13.04 ACTUAL VALUE ADDED QUALIFICATIONS. In order to qualify for tax exemptions provided in Section 13.03 improvements made during the time the area is designated must increase the actual value of such qualified real estate by at least thirty-five percent (35%). The “actual value” is the assessed value. *(Ord. 712)*

(Code of Iowa, Sec. 404.3[7] & 441.21)

13.05 PRIOR APPROVAL. A person may submit a proposal for an improvement project to the Council to receive prior approval for eligibility for a tax exemption on the project. The Council shall, by resolution, give its prior approval if the project is in conformance with the plan for revitalization developed by the City. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate as provided in Section 404.4 of the Code of Iowa.

(Ch. 13 - Ord. 650)

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