

Prepared by and return to: John R. Hoyman, 205 N Buxton, Indianola, IA 50125 (515)961-3705

RESOLUTION NO. 12.09

**RESOLUTION AMENDING THE CITYWIDE
URBAN REVITALIZATION PLAN**

WHEREAS, the City of Indianola deems it necessary to amend the Citywide Urban Revitalization Plan by creating a Standard Residential Property four-year tax abatement and a Sustainable Residential Property five-year tax abatement.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council as follows:

1. Amendment. Paragraph H. regarding Tax Exemption Schedules in the project information of the Urban Revitalization Plan is hereby amended to read as follows:

1. Standard Residential Property – Three Year Schedule

Each residential property owner may implement this plan upon application and approval by the Indianola City Council as follows:

All qualified residential real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of 3 years.

Notwithstanding the schedules provided for in Iowa Code Section 404.3, all qualified real estate assessed as residential property in an area designated under Iowa Code Section 404.1, subsection 5, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars of actual value added by the improvements. The exemption under this plan is for a period of three years.

In order to qualify for tax exemption, improvements to residential real estate located within the District must increase the actual value of the property, other than land, by at least 10%. Qualified residential real estate also means land upon which no structure existed at the start of the new construction, which is located in the designated revitalization area and upon which new construction has been added during the time so designated. "Improvements" include rehabilitation and additions to the existing structures as well as new construction on vacant land or on land with existing structures.

2. Sustainable Residential Property – Five Year Schedule

Each residential property owner may implement this plan upon application and approval by the Indianola City Council as follows:

All qualified residential real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of 5 years.

Notwithstanding the schedules provided for in Iowa Code Section 404.3, all qualified real estate assessed as residential property in an area designated under Iowa Code Section 404.1, subsection 5, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars of actual value added by the improvements. The exemption under this plan is for a period of five years.

In order to qualify for tax exemption, improvements to residential real estate located within the District must increase the actual value of the property, other than land, by at least 10%. Qualified residential real estate also means land upon which no structure existed at the start of the new construction, which is located in the designated revitalization area and upon which new construction has been added during the time so designated. "Improvements" include rehabilitation and additions to the existing structures as well as new construction on vacant land or on land with existing structures.

Sustainable residential property tax abatement must qualify as follows: Prior to awarding the five-year tax abatement incentive, the owner, builder or developer must complete and submit a sustainable residential property tax abatement application to the Department of Community Development. The Director of Community Development, or a designee, shall approve each application after inspection for compliance. The standard for a sustainable residential home is one that has, at a minimum, the total sustainable effect of A-G below. The minimum standards described in A-G below are guidelines and not rigid requirements. It is inevitable that new products, technologies and applications will come into the housing industry that might render items A-G below to be obsolete or incompatible with each other. The Director shall grant approval of applications that fulfill the cumulative effect of A-G, even though exact compliance is not attained with each item described in A-G.

- A. Insulation – Sidewalls shall have a minimum insulation rating of R-15 in all sidewalls including exterior basement walls. Attic spaces shall have a minimum rating of R-44.
- B. Roofing – A minimum of a 40-year shingle rating containing 25% recycled material.
- C. Windows – All enhanced exterior windows shall have a minimum U factor of .31 or less or Low E glass.
- D. H.V.A.C. – Heating systems must have a minimum of a 90% efficiency rating and a programmable Energy Star thermostat. Energy Star air conditioner with a minimum SEER rating of 14. Tape and seal all ductwork. Insulate all ductwork in unconditioned spaces.
- E. Appliances – All fixed appliances must have Energy Star rating.
- F. Plumbing Fixtures – Install Energy Star labeled fixtures in all bathrooms and kitchen: faucets 2.0 GPM, showers 2.0 GPM, water closets 1.3 GPF or dual flush. Energy Star rated hot water heater. Insulate all hot water piping with a minimum R-4 insulation.
- G. Plantings – Install a minimum of four trees and six shrubs per 10,000 square feet of lot area up to 30,000 square feet. Consideration shall be given to strategic placement of trees and shrubs for the purpose of reducing wind and sun exposure to the dwelling.

3. Commercial Property

Each commercial property owner may implement this plan upon application and approval by the Indianola City Council as follows:

All qualified commercial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of 4 years. The amount of partial exemption is equal to a percent of the actual value added by the improvements determined as follows:

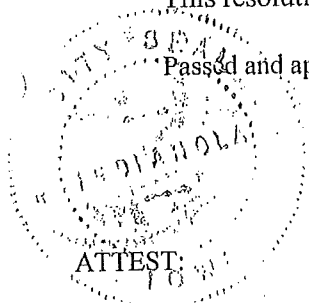
<u>Year of Schedule</u>	<u>% of New Taxes Abated</u>
1	80%
2	60%
3	40%
4	20%

The exemption under this plan is for a period of four years.

In order to qualify for tax exemption, improvements to commercial real estate located within the District must increase the actual value of the property, other than land, by at least 10%. Qualified commercial real estate also means land upon which no structure existed at the start of the new construction, which is located in the designated revitalization area and upon which new construction has been added during the time so designated. "Improvements" include rehabilitation and additions to the existing structures as well as new construction on vacant land or on land with existing structures.

This resolution shall take effective January 1, 2010.

Passed and approved at Indianola, Iowa this 7 day of December, 2009.



Jerry Kelley
 JERRY KELLEY, Mayor

ATTEST:

Diana Bowlin
 DIANA BOWLIN, City Clerk

STATE OF IOWA, WARREN COUNTY, SS:

On this 7th day of December, 2009, before me, the undersigned, a Notary Public in the State of Iowa personally appeared Jerry Kelley and Diana Bowlin, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Jerry Kelley and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

Charles D. Burgin

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

