



GRINNELL CITY COUNCIL REGULAR SESSION MEETING  
**MONDAY, FEBRUARY 29, 2016 AT 5:30 P.M.**  
PUBLIC SAFETY BUILDING  
1020 SPRING STREET

1. Roll Call

2. Perfecting And Approval Of Agenda

2.A. Perfecting And Approval Of Agenda

Documents: [02.29.16 - AGENDA - COUNCIL.PDF](#)

3. Consent Agenda

3.A. Consent Agenda

Documents: [CONSENT AGENDA.PDF](#)

4. Work Session

5. Adjournment



GRINNELL CITY COUNCIL SPECIAL SESSION MEETING  
**MONDAY, FEBRUARY 29, 2016 AT 5:30 P.M.**  
PUBLIC SAFETY BUILDING  
1020 SPRING STREET

***TENTATIVE AGENDA***

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- 1) Roll Call:
- 2) Perfecting and Approval of Agenda:
- 3) Consent Agenda:
  - a. Approve Tax Abatement Application for Mayflower's Watertower Square, 625 Broad Street (See Resolution No. 2016-26).
- 4) Work Session:
- 5) Adjourn:

RESOLUTION NO. 2016-26

A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO 2013 CENTRAL URBAN REVITALIZATION PLAN (Mayflower's Watertower Square, 625 Broad Street).

BE IT RESOLVED by the Grinnell City Council that the improvement project as listed below meets the requirements to qualify for tax exemption as stated in Grinnell Urban Revitalization Plan, and

BE IT FURTHER RESOLVED that tax exemptions are subject to review by the Poweshiek County Assessor and that exemptions are not valid until improvements are completed.

NOW, THEREFORE, BE IT RESOLVED that the Application for Urban Revitalization tax exemption as submitted for the following property is approved by the Grinnell City Council:

Urban Revitalization: Mayflower's Watertower Square, 625 Broad Street,

All qualified real estate assessed as multi-residential. 100% abatement for 10 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

PASSED AND APPROVED THIS 29th day of February, 2016.

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Gordon Canfield, Mayor

Attest:

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P. Kay Cmelik, City Clerk/Finance Director

APPLICATION FOR TAX ABATEMENT UNDER THE  
2013 CENTRAL URBAN REVITALIZATION PLAN  
FOR GRINNELL, IOWA

Prior Approval for Intended Improvements

Approval of Improvements Completed

FOR PROPERTY TAX EXEMPTION FOR IMPROVEMENTS UNDER THE PROVISIONS OF THE 2013 CENTRAL URBAN REVITALIZATION PLAN ADOPTED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA

The 2013 Central Urban Revitalization Plan allows property tax exemptions as follows:

All qualified real estate assessed as multiresidential or commercial that consists of 3 or more separate living quarters with at least 75% of the space used for residential purposes. 100% abatement for 10 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

All qualified real estate assessed as residential. 100% abatement for 10 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

All qualified real estate assessed as commercial. 100% abatement for 3 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

All qualified real estate assessed as abandoned. Declining sliding scale of abatement for 15 years. Improvements must increase the assessed value of the building by a minimum of 10% and be in an amount not less than \$10,000.

In order to be eligible, the property must be located in the 2013 Central Urban Revitalization Area.

This application must be filed with the City by February 1 of the assessment year for which the exemption is first claimed, but not later than 2 years after the February 1<sup>st</sup> following the year that the improvements are first assessed for taxation.\*

Address of Property: 625 Broad St. Grinnell IA 50112

Legal Description: see attached

Title Holder or Contract Buyer: Watertower Square at Mayflower, LLC

Address of Owner (if different than above): 616 Broad St. Grinnell IA 50112

Phone Number (to be reached during the day): 641 236-6151

Is there a Tenant on the Property that will be displaced by the Improvements who has occupied the same dwelling unit continuously for 1 year prior to \_\_\_\_\_ [insert date of adoption of the Plan]? Yes \_\_\_ No X

Existing Property Use: \_\_\_ Residential \_\_\_ Commercial \_\_\_ Industrial X Vacant

Proposed Property Use: Multiresidential real estate

Nature of Improvements: X New Construction \_\_\_ Addition \_\_\_ General Improvements

Specify: 26 unit apartment building for nonprofit retirement community

Permit Number(s) from the City of Grinnell Building Department

Date Permit(s) Issued: 7/28/14

Permit(s) Valuation: 20150048 [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: March 15, 2016

Estimated or Actual Cost of Improvements: \$ 9,650,000

Signature: Pamela S Vosburg CFO

Name (Printed) Pamela S. Vosburg

Title: CFO

Company: Mayflower Homes Inc.

Date: 2/24/16 Water Tower Square of Mayflower LLC

**FOR CITY USE**

<b>CITY COUNCIL</b>	<b>Application Approved/Disapproved</b>
	<b>Reason (if disapproved)</b> _____
	<b>Date</b> _____ <b>Resolution No.</b> _____
	<b>Attested by the City Clerk</b> _____
<b>ASSESSOR</b>	<b>Present Assessed Value of Structure</b> _____
	<b>Assessed Value with Improvements</b> _____
	<b>Eligible or No eligible for Tax Abatement</b> _____
	<b>Assessor</b> _____ <b>Date</b> _____

\* Example: To receive a full exemption on Improvements that were first fully assessed on 1-1-2014, the property owner must file the application with the City no later than 2-1-2016.

This Application is a summary of some of the Plan terms; for complete information, read a copy of the 2013 CENTRAL URBAN REVITALIZATION PLAN, available at City Hall.

**ATTACHMENTS: ATTACH YOUR APPROVED BUILDING PERMIT TO THIS APPLICATION**

**This Application is to be forwarded by the City to the County Assessor by March 1.**

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## Legal Description

Lot Seven, Block Ten, Grinnell, Iowa, according to the Plat thereof appearing of record in Book 75 at page 366.

Lots Eight, Nine, Ten and Eleven and the North-South Alley North of First Avenue between Main Street and Broad Street legally described as the Alley lying East of Lots One, Two, Three, Four, Five, Six, and West of Lots Seven, Eight, Nine, Ten, Eleven and Twelve, all in Block Ten, Grinnell, Iowa, according to the Plat thereof appearing of record in Book 75 at Page 366.



# CITY OF GRINNELL

927 4<sup>th</sup> Avenue  
Grinnell, IA 50112-2043  
641-236-2600 FAX 641-236-2626

## NEW RESIDENTIAL BUILDING PERMIT

PERMIT #:	20150048	DATE ISSUED:	7/28/2014
JOB ADDRESS:	625 BROAD ST	LOT #:	
PARCEL ID:		BLK #:	
ADDITION:		ZONING:	
TOWNSHIP:		RANGE:	
SECTION:			
ISSUED TO:	MAYFLOWER HOMES INC	CONTRACTOR:	STORY CONSTRUCTION COMPANY
ADDRESS:	616 BROAD ST	ADDRESS:	300 S BELL AVE
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	AMES IA 50010
PHONE:		PHONE:	
PROP.USE		OCCP TYPE:	
VALUATION:	\$ 7,264,634.00	CNST TYPE:	
SQ FT	0.00		
SCOPE OF WORK: WATERTOWER SQUARE: NEW 26 UNIT TOWNHOUSE BUILDING			

DESCRIPTION	CONTRACTOR	AMOUNT
NEW COMMERCIAL BUILDING	STORY CONSTRUCTION COMPANY	\$36,042.42
ELECTRICAL	MAYFLOWER HOMES INC	\$ 0.00
MECHANICAL	MAYFLOWER HOMES INC	\$ 0.00
PLUMBING	MAYFLOWER HOMES INC	\$ 0.00
<b>TOTAL</b>		<b>\$36,042.42</b>

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

THE BELOW SIGNED ACKNOWLEDGES CITY COUNCIL APPROVAL IS NEEDED PRIOR TO CONSTRUCTION FOR ANY URBAN REVITALIZATION TAX EXEMPTION.

\_\_\_\_\_  
(SIGNATURE OF CONTRACTOR OR PROPERTY OWNER/AGENT)

\_\_\_\_\_  
DATE

*Duane Jeff*  
\_\_\_\_\_  
(APPROVED BY)

*7/28/14*  
\_\_\_\_\_  
DATE