



**GRINNELL PLANNING COMMITTEE MEETING  
MONDAY, JANUARY 6, 2020 AT 6:15 P.M.  
IN THE COUNCIL CHAMBERS ON THE 2<sup>ND</sup> FLOOR OF  
THE CITY HALL**

***TENTATIVE AGENDA***

---

**ROLL CALL:** Bly (Chair), Davis, Gaard.

**PERFECTING AND APPROVAL OF AGENDA**

**COMMITTEE BUSINESS:**

1. Consider resolution approving Tax Abatement application for 2013 Central Urban Revitalization for Keagan & Molly Richmond, 1828 8<sup>th</sup> Avenue (See Resolution No. 2020-4).
2. Consider resolution approving Tax Abatement application for Amendment No. 3 for Deanne Grabinski, 711 12<sup>th</sup> Avenue (See Resolution No. 2020-5).
3. Consider resolution approving Tax Abatement application for Amendment No. 3 for Deanne Grabinski, 1911 Belmont Drive (See Resolution No. 2020-6).
4. Reminder of upcoming strategic planning dates:
  - Department Head Workshop – Tuesday, January 7<sup>th</sup>, 10:00 a.m., Public Safety Building.
  - Leadership Questionnaire to Mayor/Council – Monday, January 13<sup>th</sup>.
  - Questionnaires due back to City Manager – Wednesday, January 22<sup>nd</sup>.
  - Strategic Planning Workshop – Monday, February 17<sup>th</sup>, 5:30 p.m. (tentative).

**INQUIRIES:**

**ADJOURNMENT:**

**RESOLUTION NO. 2020-4**

**A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO 2013 CENTRAL URBAN REVITALIZATION PLAN (Richmond, 1828 8<sup>th</sup> Ave).**

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: (Richmond, 1828 Reed Street)

**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.

PASSED AND APPROVED THIS 6th day of January, 2020.

\_\_\_\_\_  
Dan F. Agnew, Mayor

Attest:

\_\_\_\_\_  
Annmarie Wingerter, City Clerk/Finance Director

APPLICATION FOR TAX ABATEMENT UNDER THE  
GRINNELL URBAN REVITALIZATION PLAN  
FOR GRINNELL, IOWA (as modified by Amendment No. 3 (2014))

Prior Approval for Intended Improvements \_\_\_\_\_ Approval of Improvements Completed

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

The Grinnell Urban Revitalization Plan allows property tax exemptions as follows:

All qualified real estate assessed as residential. 100% abatement on the first \$75,000 for 5 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. (Does not include commercial used as residential or multi-residential.)

All qualified real estate assessed as abandoned. Declining sliding scale of abatement for 15 years or 100% abatement for 5 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 Grinnell 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: 1828 8<sup>th</sup> Ave, Grinnell

Legal Description: see attached

Title Holder or Contract Buyer: Keegan + Molly Richmond

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 641-990-8305 or 515-460-5506

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

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

Proposed Property Use: Residential

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

Specify: adding 1040 SF for livingroom + master suite inc.

Permit Number(s) from the City of Grinnell Building Department  
Date Permit(s) Issued: 20200198  
Permit(s) Valuation: \$80,000.00 [Attach approved Building Permit to this application]

Bath + walk-in closet

Estimated or Actual Date of Completion: February 1, 2020

Estimated or Actual Cost of Improvements: \$75,000 (estimate)

Signature: Molly Richmond

Name (Printed) Molly Richmond

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: 11/14/19

FOR CITY USE

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

\* 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 GRINNELL 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.**

00960078-1\10542-099

10/15/13



# CITY OF GRINNELL

520 4<sup>th</sup> Avenue  
Grinnell, IA 50112-2043  
641-236-2600 FAX 641-236-2626

## RESIDENTIAL ADDITION PERMIT

PERMIT #:	20200198	DATE ISSUED:	11/12/2019
JOB ADDRESS:	1828 8TH AVE	LOT #:	9 IN 13
PARCEL ID:	180-0762100	BLK #:	
ADDITION:		ZONING:	R-2
TOWNSHIP:	80	RANGE:	16
SECTION:	9		
ISSUED TO:	MOLLY RICHMOND	CONTRACTOR:	DOUBLE U CONSTRUCTION
ADDRESS:	1828 8TH AVE	ADDRESS:	16231 IRIS BLVD
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	DRAKESVILLE IA 52552
PHONE:		PHONE:	641-722-3967
PROP. USE:	SINGLE-FAMILY RESIDENCE	OCCP TYPE:	R-3 ONE/TWO FAMILY
VALUATION:	\$ 80,000.00	CNST TYPE:	VB
SQ FT:	1,040.00		
SCOPE OF WORK: CONSTRUCT A 26' X 40' ADDITION ONTO THE SOUTH SIDE OF THE EXISTING DWELLING			

FEE CODE	DESCRIPTION	AMOUNT
BLD01	BUILDING PERMIT	\$1,119.38
<b>TOTAL</b>		<b>\$ 1,119.38</b>

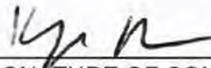
### NOTICE

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.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AUTHORIZED AGENT TO CAUSE ANY WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. INSPECTIONS MUST BE REQUESTED BY THE HOLDER OF THE PERMIT OR THEIR DULY AUTHORIZED AGENT, AND WORK MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE SUCCESSIVE CONSTRUCTION OCCURS. NO BUILDING OR STRUCTURE SHALL BE OCCUPIED WITHOUT FIRST BEING GRANTED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING OFFICIAL.

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)

12-2-19  
DATE

  
(APPROVED BY)

11/12/2019  
DATE

Net # 06340448

CITY OF GRINNELL 20200198

# BUILDING PERMIT

## AND INSPECTION RECORD CARD

***POST IN A CONSPICUOUS PLACE ON THE JOB***

It is a violation of city ordinance to occupy this building before Final Approval and a Certificate of Occupancy have been issued.

Owner: MOLLY RICHMOND

Address: 1828 8TH AVE

Contractor: DOUBLE U

CONSTRUCTION

Date: 11/12/2019

Permit #: 20200198

Description of work: CONSTRUCT A 26' X 40' ADDITION ONTO THE SOUTH SIDE OF THE EXISTING DWELLING

It shall be the duty of the Permit Holder to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City of Grinnell shall be liable for the expense in the removal or the replacement of any materials required to facilitate inspections.

**PERMIT HOLDER IS RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS:  
CALL THE CITY OFFICE AT 236-2600 TO SCHEDULE INSPECTIONS**

Stakeout Prior to Excavation	Inspected by _____ Date Approved _____
Footing Forms Before Concrete Placement	Inspected by _____ Date Approved _____
Foundation Wall Reinforcement	Inspected by _____ Date Approved _____
Foundation Wall Approval Before Backfill	Inspected by _____ Date Approved _____
Framing Approval After Mechanical Rough In	Inspected by _____ Date Approved _____
Insulation for Heated Structures	Inspected by _____ Date Approved _____
Drywall Before Taping	Inspected by _____ Approved _____

Water and Sewer from Property Line into Building	Inspected by _____ Date Approved _____
Plumbing Before Floor Slab is Placed	Inspected by _____ Date Approved _____
Plumbing after framing, Before framing is covered	Inspected by _____ Date Approved _____
Plumbing Waste, Vent And Stack Test	Inspected by _____ Date Approved _____
Plumbing Final Approval	Inspected by _____ Date Approved _____
Fuel-Gas Piping Test	Inspected by _____ Date Approved _____
Building Final Approval	Inspected by _____ Date Approved _____

This permit is issued on the express condition that the work performed shall conform in all respects to the statements certified in the application, and that all work shall be done in accordance with the laws, ordinances, rules and resolutions of the City of Grinnell and the State of Iowa. Enforcement and administration of the I-Codes adopted and enforced is a public service and can be of necessity limited in nature. Consequently, this building permit and the subsequent building inspections are not to be construed or relied upon as any type of warranty, guarantee, or representation on the part of the City that the plans, construction or finished product are necessarily in conformance with the provisions of the adopted I-Codes or other applicable construction standards. Further, the City assumes no responsibility or liability for damages of any nature allegedly arising out of the issuance of this permit or subsequent inspections.

Permit Holder: 19/2/19 MHR Date: 12-2-19

# BUILDING PERMIT APPLICATION

City of Grinnell, Iowa

*Applicant to complete numbered spaces only.*

1. JOB ADDRESS <b>1828 8<sup>th</sup> Ave., Grinnell, IA 50112</b>					
LEGAL DESCR <b>see attached</b>	LOT NO.	BLK.	TRACT		
2. OWNER <b>Keagan + Molly Richmond</b>		MAILING ADDRESS <b>1828 8<sup>th</sup> Ave, Grinnell</b>		PHONE <b>641-990-8305</b>	
3. CONTRACTOR <b>Double U Construction</b>		MAILING ADDRESS <b>16231 Iris Blvd, Bloomfield, IA 52531</b>		PHONE <b>641-722-3967</b>	
4. ARCHITECT OR DESIGNER <b>"</b>		MAILING ADDRESS <b>"</b>		PHONE <b>"</b>	
5. USE OF BUILDING: <b>Residential living space</b>					
6. CLASS OF WORK: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE					
7. DESCRIBE WORK: <b>26' x 40' addition - master suite + great room - south side of home</b>					
8. VALUATION OF WORK <b>\$80,000</b>		PLAN CHECK FEE		PERMIT FEE	
TYPE OF CONSTRUCTION		SIZE OF BUILDING (TOTAL SQ. FT.) <b>1040</b>		USE ZONE	
OCCUPANCY GROUP		NO. OF STORIES		OFF STREET PARKING SPACES	
9. SIGNATURE OF OWNER OR AUTHORIZED AGENT <b>Molly Richel</b>				DATE <b>10-14-19</b>	
<p>The above signed acknowledges City Council approval is needed Prior to construction for any Urban Revitalization Tax Exemption.</p> <p><b>SITE PLAN</b> (Dimensions from property Line to Foundation)</p>					
<b>WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT</b>					
PERMIT FEE	ADD. FEES & PENALTIES	TOTAL FEES	VALIDATION	DATE	RECEIPT #

ENTERED INTO  
TAXATION

fee \$5.00  
APR 21 2014

DIANA DAWLEY  
POWESHIEK COUNTY AUDITOR

File Number: E14-0380

BK: E0023 PG: E0649

Recorded: 4/21/2014 at 10:11:00.0 AM

Fee Amount: \$17.00

Real Estate Transfer Tax Paid: \$186.40

Dianna Longhenry, RECORDER

Poweshiek County, Iowa

**Prepared by:** John F. Bierman, III, Attorney at Law, P. O. Box 713, Grinnell, Iowa, 50112  
Tel. No. 641-236-6128

**Send tax statement to:** Ethan M. & Molly A. Stark, 1828 8<sup>th</sup> Avenue, Grinnell IA 50112

**Return document to:** UICCU, Mike Ward, 705 6<sup>th</sup> Ave., Grinnell, IA 50112

## WARRANTY DEED

### KNOW ALL PERSONS BY THESE PRESENTS:

That Shirley A. Hanssen, a single person, in consideration of one dollar and other valuable consideration in hand paid does hereby Convey unto Ethan M. Stark and Molly A. Stark, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate, situated in Poweshiek County, Iowa, to-wit:

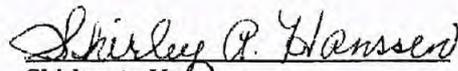
The East Seventy-five Feet of the West One Hundred Fifty Feet of Lot Twelve in Lot Seven in the Subdivision of the Southeast Quarter of the Southeast Quarter of Section Nine, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Book C, page 5,

and

The East Seventy-five Feet of the West One Hundred Fifty Feet of Lot Nine in Lot Thirteen in Lot Seven in the Subdivision of the Southeast Quarter of the Southeast Quarter of Section Nine, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Book C, page 23.

Shirley A. Hanssen does Hereby Covenant with Ethan M. Stark and Molly A. Stark, and successors in interest, that she does hold said real estate by title in fee simple; that she does have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever; and said Shirley A. Hanssen does Hereby Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever.

Signed this 18<sup>th</sup> day of April, 2014.

  
Shirley A. Hanssen

File Number: 2017-01910  
Recorded: 6/5/2017 at 8:49:53.0 AM  
Fee Amount: \$12.00  
Real Estate Transfer Tax Paid: \$0.00  
Dianna Longhenry, RECORDER  
Poweshiek County, Iowa

Prepared by:

Michael L. Gorsline, 5119 Utica Ridge Road, Davenport, IA 52807 (563)324-0441  
Return to: UICCB, 2355 Landon Road, PO BOX 800, North Liberty, IA 52317  
Address Tax Statement: M. Richmond 1828 8<sup>th</sup> Avenue Grinnell, Iowa 50112

QUIT CLAIM DEED

For the consideration of the sum of \$1.00 Dollar and other valuable consideration, Molly Wray n/k/a Molly A. Richmond and Keagan J. Richmond, wife and husband do hereby Quit Claim to Molly A. Richmond and Keagan J. Richmond, wife and husband the following described real estate in Poweshiek County, Iowa:

The East Seventy-five Feet of the West One Hundred Fifty Feet of Lot Twelve in Lot Seven in the Subdivision of the Southeast Quarter of the Southeast Quarter of Section Nine, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Book C, page 5,

AND

The East Seventy-five Feet of the West One Hundred Fifty Feet of Lot Nine in Lot Thirteen in Lot Seven in the Subdivision of the Southeast Quarter of the Southeast Quarter of Section Nine, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Book C, page 23.

This Deed is exempt from Iowa Transfer Stamps by virtue of Section 428A.2(21) of the 2015 Code of Iowa.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

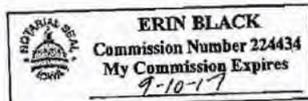
Dated this 24<sup>th</sup> day of MAY, 2017.

Molly A. Richmond  
Molly A. Richmond

Keagan J. Richmond  
Keagan J. Richmond

STATE OF IOWA, POWESHIEK COUNTY, SS:

On this 24<sup>th</sup> day of MAY, 2017, before me the undersigned a Notary Public in and for said State, personally appeared Molly A. Richmond and Keagan J. Richmond, wife and husband to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Erin Black  
Notary Public.



RESOLUTION NO. 2020-5

A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO GRINNELL URBAN REVITALIZATION PLAN – AMENDMENT No. 3 (Deanne Grabinski, 711 12<sup>th</sup> Avenue).

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: (Deanne Grabinski, 711 12<sup>th</sup> Avenue)

**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. (Does not include commercial used as residential or multi-residential.)

PASSED AND APPROVED THIS 6th day of January 2020.

---

Dan F. Agnew, Mayor

Attest:

---

Annmarie Wingerter, City Clerk/Finance Director

APPLICATION FOR TAX ABATEMENT UNDER THE  
GRINNELL URBAN REVITALIZATION PLAN  
FOR GRINNELL, IOWA (as modified by Amendment No. 3 (2014))

Prior Approval for Intended Improvements

Approval of Improvements Completed

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

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All qualified real estate assessed as abandoned. Declining sliding scale of abatement for 15 years or 100% abatement for 5 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 Grinnell 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: 711 12<sup>th</sup> Ave

Legal Description: \_\_\_\_\_

Title Holder or Contract Buyer: Deanne R. Grabinski

Address of Owner (if different than above): 1911 Belmont Dr., Grinnell

Phone Number (to be reached during the day): 641-990-7747

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: X Residential \_\_\_ Commercial \_\_\_ Industrial \_\_\_ Vacant

Proposed Property Use: Residential Rental

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

Specify: Beaming living area to open floor plan. Remove & replace kitchen and bath

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

Date Permit(s) Issued: 10-11-2014

Permit(s) Valuation: 1,134.00 [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: 12-27-19

Estimated or Actual Cost of Improvements: \$10,000 includes remove & replace

Signature: [Handwritten Signature]

Name (Printed) for Deanne K. Grabinski

Title: owner

Company: NA

Date: 12/27/19

**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 GRINNELL 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.**



# CITY OF GRINNELL

520 4<sup>th</sup> Avenue  
Grinnell, IA 50112-2043  
641-236-2600 FAX 641-236-2626

## RESIDENTIAL REMODEL PERMIT

PERMIT #:	20200164	DATE ISSUED:	10/11/2019
JOB ADDRESS:	711 12TH AVE	LOT #:	4 & S 15' LOT 5
PARCEL ID:	180-0587000	BLK #:	
ADDITION:	JANNEYS	ZONING:	R-1
TOWNSHIP:	80	RANGE:	16
SECTION:	9		
ISSUED TO:	THOMAS GRABINSKI	CONTRACTOR:	THOMAS GRABINSKI
ADDRESS:	1911 BELMONT DR	ADDRESS:	1911 BELMONT DR
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	GRINNELL IA 50112
PHONE:		PHONE:	
PROP. USE:	SINGLE-FAMILY RESIDENCE	OCCP TYPE:	R-3 ONE/TWO FAMILY
VALUATION:	\$ 800.00	CNST TYPE:	VB
SQ FT:	1,134.00		

SCOPE OF WORK: REMOVE INTERIOR BEARING WALL IN KITCHEN AND INSTALL LVL BEAM AND FOUNDATION SUPPORT.

FEE CODE	DESCRIPTION	AMOUNT
BLD01	BUILDING PERMIT	\$ 46.59
<b>TOTAL</b>		<b>\$ 46.59</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.**

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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)

10-11-19  
 \_\_\_\_\_  
 DATE

  
 \_\_\_\_\_  
 (APPROVED BY)

10/11/2019  
 \_\_\_\_\_  
 DATE

*Rec # 00786762*

# Certificate of Occupancy

## City of Grinnell

*This project has been inspected for conformance with the applicable codes in force when this project was constructed and is hereby deemed to be in compliance therewith.*

Use and Occupancy SINGLE- FAMILY HOME Certificate No. 20200176

Type of Construction: VB Zoning R-1

Name of Owner: DEANNE GRABINSKI Design Occupant Load: 0.00

Building Address 1911 BELMONT DR Sprinklers Required? NO

Special Stipulations: \_\_\_\_\_

  
\_\_\_\_\_  
Building Official, City of Grinnell

Date: 12-12-2019



RESOLUTION NO. 2020-6

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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: (Deanne Grabinski, 1911 Belmont Drive)

**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. (Does not include commercial used as residential or multi-residential.)

PASSED AND APPROVED THIS 6th day of January 2020.

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Dan F. Agnew, Mayor

Attest:

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Annmarie Wingerter, City Clerk/Finance Director

APPLICATION FOR TAX ABATEMENT UNDER THE  
GRINNELL URBAN REVITALIZATION PLAN  
FOR GRINNELL, IOWA (as modified by Amendment No. 3 (2014))

Prior Approval for Intended Improvements

Approval of Improvements Completed

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

The Grinnell Urban Revitalization Plan allows property tax exemptions as follows:

All qualified real estate assessed as residential. 100% abatement on the first \$75,000 for 5 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. (Does not include commercial used as residential or multi-residential.)

All qualified real estate assessed as abandoned. Declining sliding scale of abatement for 15 years or 100% abatement for 5 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 Grinnell 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: 1911 Belmont Dr.

Legal Description: \_\_\_\_\_

Title Holder or Contract Buyer: Deanne R. Grabinski

Address of Owner (if different than above): \_\_\_\_\_

Phone Number (to be reached during the day): 641-990-7747

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

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

Proposed Property Use: Owner occupied

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

Specify: Deep attached garage

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

Date Permit(s) Issued: 10/17/2019

Permit(s) Valuation: \$29,000.00 [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: 12/19

Estimated or Actual Cost of Improvements: \$29,114<sup>00</sup>

Signature: *Deanne R. Grabcenski*

Name (Printed) Deanne R-Grabcenski

Title: Owner

Company: NA

Date: 12/27/19

**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 GRINNELL 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.**



# CITY OF GRINNELL

520 4<sup>th</sup> Avenue  
Grinnell, IA 50112-2043  
641-236-2600 FAX 641-236-2626

## RESIDENTIAL ADDITION PERMIT

PERMIT #:	20200176	DATE ISSUED:	10/17/2019
JOB ADDRESS:	1911 BELMONT DR	LOT #:	22
PARCEL ID:	180-0716700	BLK #:	
ADDITION:	BELMONT PARK	ZONING:	R-1
TOWNSHIP:	80	RANGE:	16
SECTION:	8		
ISSUED TO:	THOMAS GRABINSKI	CONTRACTOR:	BAUSTIAN CONSTRUCTION
ADDRESS:	1911 BELMONT DR	ADDRESS:	506 W PERSHING DRIVE
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	BROOKLYN IA 52211
PHONE:		PHONE:	641-522-9403
PROP. USE:	SINGLE-FAMILY RESIDENCE	OCCP TYPE:	R-3 ONE/TWO FAMILY
VALUATION:	\$ 29,414.00	CNST TYPE:	VB
SQ FT:	432.00		
SCOPE OF WORK: ERECT 432 SQ FT ATTACHED GARAGE			

FEE CODE	DESCRIPTION	AMOUNT
BLD01	BUILDING PERMIT	\$ 577.44
<b>TOTAL</b>		<b>\$ 577.44</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.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AUTHORIZED AGENT TO CAUSE ANY WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. INSPECTIONS MUST BE REQUESTED BY THE HOLDER OF THE PERMIT OR THEIR DULY AUTHORIZED AGENT, AND WORK MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE SUCCESSIVE CONSTRUCTION OCCURS. NO BUILDING OR STRUCTURE SHALL BE OCCUPIED WITHOUT FIRST BEING GRANTED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING OFFICIAL.

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)

10-17-19  
DATE

  
(APPROVED BY)

10/17/2019  
DATE

Rec #00387479

# Certificate of Occupancy

## City of Grinnell

*This project has been inspected for conformance with the applicable codes in force when this project was constructed and is hereby deemed to be in compliance therewith.*

Use and Occupancy SINGLE- FAMILY HOME Certificate No. 20200164

Type of Construction: VB Zoning R-1

Name of Owner: DEANNE GRABINSKI Design Occupant Load: 0.00

Building Address 711 12<sup>TH</sup> AVENUE Sprinklers Required? NO

Special Stipulations: \_\_\_\_\_

  
\_\_\_\_\_  
Building Official, City of Grinnell

Date: 12-27-2019

