



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, MAY 4, 2020 AT 6:15 P.M.
VIA ZOOM**

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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 Spencer Street Apartments, 1129/1131 Spencer Street (See Resolution No. 2020-76).
2. Review nuisance property priority list and action plan.
3. Discuss Strategic Plan Initiative #2 and Action Plan: Strong support for initiatives that expand housing options (type, cost, location, etc.).
4. Discuss Strategic Plan Initiative #7: Work with Chamber to develop multimedia promotional items. 5 votes. Planning Committee Marilyn Kennett, Dennis Reilly, Jordan Allsup, and Sharon Mealy.
5. Discuss Strategic Plan Initiative #9: Appoint a communications director/social media coordinator. 5 votes. Planning Committee, Marilyn Kennett, Jordan Allsup, and Ann Wingerter.
6. Discuss Strategic Plan Initiative #11: Update Land Use Plan and Zoning Ordinances. 4 votes. Planning Committee, Russ Behrens, and Tyler Avis.
7. Discuss Strategic Plan Initiative #16: Review community daycare needs. 1 vote. Planning Committee, Jordan Allsup, and Marilyn Kennett.
8. Discuss Strategic Plan Initiative #19: Host open houses at city facilities. 0 votes. Planning Committee and Sharon Mealy.

INQUIRIES:

ADJOURNMENT:

RESOLUTION NO. 2020-76

A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO 2013 CENTRAL URBAN REVITALIZATION PLAN (Spencer Street Apartments, 1129/1131 Spencer 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: (Spencer Street Apartments, 1129/1131 Spencer Street)

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.

PASSED AND APPROVED THIS 4th day of May, 2020.

Dan F. Agnew, Mayor

Attest:

Annamarie Wingerter, 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 1st following the year that the improvements are first assessed for taxation.*

Address of Property: 1129/1131 Spencer Street

Legal Description: Littles Lot 17 and N 28' Lot 18 and Lot 1 Lot A Lot 6 SE SE

Title Holder or Contract Buyer: Spencer Street Apartments

Address of Owner (if different than above): Bennett Wiltfang, 15426 Hwy 6 E, Grinnell, IA, 50112

Phone Number (to be reached during the day): (641) 990-3878

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 N/A [insert date of adoption of the Plan]? Yes No

Existing Property Use: Residential Commercial Industrial Vacant

Proposed Property Use: Multiresidential

Nature of Improvements: New Construction Addition General Improvements, (patches)

Specify: Full renovation of 4 apartments - dry wall, paint/texture, fixtures, appliances, flooring, windows, etc.

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

Date Permit(s) Issued: _____

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

Estimated or Actual Date of Completion: July 2019

Estimated or Actual Cost of Improvements: \$118,242.00

Signature: 

Name (Printed) Bennett Wiltfang

Title: Owner/Manager

Company: Spencer Street Apartments

Date: 4/22/20

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 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.

STRONG SUPPORT FOR INITIATIVES THAT EXPAND RESIDENTIAL HOUSING – COMPLETE UPDATE TO EXISTING HOUSING STUDY

GOAL SETTING SESSION CITY OF GRINNELL- ACTION PLAN

This was identified as the 2ND highest priority by the Mayor and City Council.

Project leader(s): City Councilmember Rachel Bly and Mayor Dan Agnew
 Staff Coordinator(s): City Manager Russ Behrens and Building/Planning Director Tyler Avis

Activity	Completion Date
Form Task Force to guide this process. Work with Task Force to establish scope of the project. There are several housing projects that have been completed, several that are being developed, and a great deal of uncertainty due to the impacts of COVID-19 on the economy. Updating the housing study is a prudent step to better understand how to deploy resources.	June 1, 2020
Develop a Request for Qualifications to solicit proposals regarding qualifications of consultants to perform this study. Identify three consultants that we will invite to submit proposals.	July 1, 2020
Receive and review proposals. Task Force to make recommendation to the City Council ranking the consultants. City Council to consider proposals and presumably enter into a contract with the selected firm to perform the work.	August 1, 2020
Consultant to meet with Task Force to develop study guidelines, schedule, roles, expectations, strategies for public engagement, and expected outcomes. This will be done during the contract negotiation phase also.	September 1, 2020
Task Force and consultant work together to gather information.	October 1, 2020 to December 1, 2020
Task Force to present final draft to Mayor and City Council	December 2020
Implement housing projects that are supported by the information and recommendations included in the final study.	2021 and 2022

Ann Wingerter

From: Russ Behrens
Sent: Friday, April 24, 2020 11:30 AM
To: Dennis Reilly; Dan Agnew; Marilyn Kennett; Jordan Allsup; Jan Anderson; Duane Neff; Daniel Ramos; Ann Wingerter
Subject: 7-19 Priorities Strategic Plan

7. Work with Chamber to develop multimedia promotional items. 5 votes
Planning Committee Marilyn Kennett, Dennis Reilly, Jordan Allsup, and Sharon Mealy
8. Study solid waste/recycling solutions, etc. 5 votes.
PW & G Committee, Duane Neff and Barb Flander
9. Appoint a communications director/social media coordinator. 5 votes.
Planning Committee, Marilyn Kennett, Jordan Allsup, and Ann Wingerter
10. Support community mental health solutions. 5 votes.
Public Safety Committee, Dennis Reilly, and Mayor Agnew.
11. Update Land Use Plan and Zoning Ordinances. 4 votes.
Planning Committee, Russ Behrens, and Tyler Avis.
12. Consider ways to utilize Campbell Fund to address root problems of poverty in Grinnell. 4 votes.
Finance Committee, Russ Behrens, and Sharon Mealy.
13. Develop policy to code enforcement and contractor responsibility, especially right-of-way permits. 3 votes.
PW & G Committee, Jan Anderson, Duane Neff, Jim Brown, and Tyler Avis.
14. Develop another deep drinking well. 2 votes.
PW & G Committee, Jan Anderson, and Jim Brown.
15. Financial software that allows real time access to budget information and payroll data entry. 2 votes.
Finance Committee, Ann Wingerter, and Kim Kolars
16. Review community daycare needs. 1 vote.
Planning Committee, Jordan Allsup, and Marilyn Kennett.
17. Develop pilot program to disconnect footing drains. 0 votes.
PW & G Committee, Jan Anderson, and Daniel Ramos
18. Consider fire service fees for certain commercial and industrial properties. 0 votes.
Finance Committee, Jan Anderson, Dan Sicard, and Mayor Agnew
19. Host open houses at city facilities. 0 votes.
Planning Committee and Sharon Mealy.

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