



**GRINNELL PLANNING COMMITTEE MEETING  
MONDAY, SEPTEMBER 20, 2021, AT 6:15 P.M.  
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL  
AND VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/92348644844?pwd=YnFFOGdCQU13VU5JU3NFMVZjSE81Zz09>

Meeting ID: 923 4864 4844

Passcode: 022466

One tap mobile

+13126266799,,92348644844#,,,,\*022466# US (Chicago)

+19292056099,,92348644844#,,,,\*022466# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 923 4864 4844

Passcode: 022466

Find your local number: <https://zoom.us/u/acx1YTDIfH>

## ***TENTATIVE AGENDA***

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

---

## **PERFECTING AND APPROVAL OF AGENDA**

### **COMMITTEE BUSINESS:**

1. Consider approval of a conflict waiver of concurrent clients from Ahlers & Cooney, P.C. for representing the city of Grinnell and the Grinnell-Newburg Community School District on a solar facility project.
2. Consider resolution approving Tax Abatement application for 2013 Central Urban Revitalization for Mason J. Floden, 4 Washington Place (See Resolution No. 2021-167).

### **INQUIRIES:**

### **ADJOURNMENT:**

**RESOLUTION NO. 2021-167**

**A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO 2013 CENTRAL URBAN REVITALIZATION PLAN (Floden, 4 Washington Place).**

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: (Floden, 4 Washington Place)

**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 20th day of September, 2021.

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

Attest:

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

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

\_\_\_\_ Prior Approval for Intended Improvements

X 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.

X 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: 4 Washington Place Grinnell, IA 50112

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

Title Holder or Contract Buyer: Mason J. Floden

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

Phone Number (to be reached during the day): 641 780 7943

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: Its my residence

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

Specify: Garage built behind house

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

Date Permit(s) Issued: 7-8-21

Permit(s) Valuation: \$20,037 [Attach approved Building Permit to this application]

Estimated or Actual Date of Completion: 9-5-21

Estimated or Actual Cost of Improvements: \$24,037 after electrical is installed

Signature: Mason J. Floden

Name (Printed) Mason J. Floden

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

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

Date: 9.8.21

**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.**



# CITY OF GRINNELL

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

## RESIDENTIAL ACCESSORY BUILDING PERMIT

PERMIT #:	20220005	DATE ISSUED:	7/08/2021
JOB ADDRESS:	4 WASHINGTON PL	LOT #:	4
PARCEL ID:	180-0082000	BLK #:	
ADDITION:	Stoner	ZONING:	R-2
TOWNSHIP:	80	RANGE:	16
SECTION:	16		
ISSUED TO:	MASON FLODEN	CONTRACTOR:	MASON FLODEN
ADDRESS:	4 WASHINGTON PL	ADDRESS:	4 WASHINGTON PL
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:	\$ 20,037.00	CNST TYPE:	VB
SQ FT:	672.00	OCC LOAD:	0.00
SCOPE OF WORK: ERECT 24X28X8 GARAGE IN REAR YARD			

DESCRIPTION	CONTRACTOR	AMOUNT
GARAGE	MASON FLODEN	\$ 427.91
<b>TOTAL</b>		<b>\$ 427.91</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 NEW 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)

\_\_\_\_\_  
DATE

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

09/13/2021  
DATE