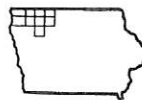


# CITY OF LARCHWOOD IOWA



## COMMERCIAL & INDUSTRIAL 2016 Urban Revitalization Plan

Prepared with the assistance of  
Northwest Iowa Planning  
& Development Commission



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### ATTACHMENTS

- A. LARCHWOOD COMMERCIAL URBAN REVITALIZATION AREAS SITE MAP
- B. LISTING OF ALL REAL ESTATE PARCELS WITHIN THE URBAN REVITALIZATION AREA
- C. RESOLUTION OF NECESSITY
- D. PUBLIC HEARING NOTICE
- E. LETTER TO PROPERTY OWNERS FOR PUBLIC HEARING
- F. RESOLUTION ADOPTING THE LARCHWOOD URBAN REVITALIZATION PLAN
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- H. SAMPLE TAX ABATEMENT APPLICATION AND REVIEW FORMS

## SECTION 1. URBAN REVITALIZATION ACT

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### 1.1 AUTHORIZING LEGISLATION.

The Urban Revitalization Act, Chapter 404, Code of Iowa, was enacted into law by the Iowa legislature in 1979. The Act is intended to encourage redevelopment and revitalization within a designated area by authorizing incentives to the private sector. Qualified real estate within the designated area may be eligible to receive a partial exemption from property taxes on improvements for a specified number of years. The primary intent of this bill is to provide cities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

### 1.2 DESIGNATION CRITERIA.

Section 404.1 of the Iowa Code provides that the city council may designate an area of the city as a revitalization area, if that area meets any one of the following situations:

- a. An area in which there is a prominence of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.
- b. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare, in its present condition and use.
- c. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
- d. An area designated appropriate as an economic development area as defined in Section 403.17. Section 403.17.10 "Economic Development Area" means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing...Such designated area shall not include agricultural land, including land which is part of a century farm, unless the owner of the agricultural land or century farm agrees to include the agricultural land or century farm in the area. For purposes of this subsection, "century farm" means a farm in which at least forty acres of such farm have been held in continuous ownership by the same family for 100 years or more.

- e. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

## **SECTION 2. STATEMENT OF PURPOSE**

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### **2.1 RESOLUTION OF NECESSITY.**

The city council of Larchwood, Iowa has adopted a resolution finding that conditions requiring the rehabilitation, conservation, development and redevelopment, or a combination thereof, exists within the city. It was determined those areas not presently in need of rehabilitation are appropriate for designation as an economic development area for commercial/industrial enterprises. The city council established the necessity to take action to halt and reverse these conditions in order to protect the health, safety and welfare of the residents and businesses in the area and, therefore, resolved to create an Urban Revitalization Area in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the area. [Chapter 404.2(1), Code of Iowa, 2016]

### **2.2 URBAN REVITALIZATION DISTRICT DESIGNATION.**

The City of Larchwood has also designated by ordinance, an Area that substantially meets some or all the requirements set forth in the Section 404.1, Code of Iowa. Some of these requirements are mentioned in Section 1 of this plan.

### **2.3 PURPOSE AND PLAN GOAL.**

The purpose of this "Larchwood Commercial & Industrial Revitalization Plan" (hereinafter referred to as the "Plan") is to establish an urban revitalization area, to be known as the Larchwood Commercial Urban Revitalization Area (hereinafter referred to as the "Area") in accordance with the provisions established in Chapter 404, Code of Iowa, to outline certain provisions for revitalization activities which includes but is not limited to tax abatement. The overall goal of the Plan is to help create an environment which will provide better opportunities for new, expanded, or improved commercial activity. This will result in an overall benefit to future planning efforts for a progressive community.

### **2.4 PLAN OBJECTIVES.**

Objectives that will be met in achieving this goal are as follows:

- a. Tax abatement will encourage new commercial and industrial construction that will add to the value of property in the community, ultimately increasing the overall tax base.
- b. New commercial and industrial construction and/or additions will contribute to an overall improved appearance of the community and boost the local economy.
- c. Creating a healthier local economy and better physical appearance of buildings within the community will increase the draw or attraction of new local business and industry.
- d. Assisting commercial and industrial uses conforming to the city's land use regulations and planning initiatives to promote orderly growth in a fashion consistent with the direction the policy makers in Larchwood have established.

- e. To utilize and leverage to the greatest extent possible available local, state and federal funding programs in addition with tax abatement incentives.

### **SECTION 3. DESCRIPTION OF URBAN REVITALIZATION AREA**

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#### **3.1 AREA DESCRIPTION.**

The boundary of the Area includes all land within the official incorporated city limits of the City of Larchwood, Iowa. Properties eligible for commercial property tax abatement under the auspices of the Plan include those qualified real estate properties zoned as commercial or industrial along with being assessed as commercial or industrial; and located within the Area as listed below and as seen in Appendix 1. For official assessment classifications, parcel information for each property located in the urban revitalization district is available for public inspection at the Lyon County Assessor's Office in Rock Rapids, Iowa. Furthermore, those properties which shall become annexed into the City of Larchwood in the future shall automatically be included within the boundaries of the Commercial & Industrial Urban Revitalization Area. [Chapter 404.2(2)(a), Code of Iowa, 2016]

#### **3.2 EXISTING ASSESSED VALUATIONS AND OWNERS OF RECORD OF REAL ESTATE IN URBAN REVITALIZATION AREA.**

Attached as Exhibit B to this Plan is a list inclusive of all real estate parcels that exist within the Area at the time of its adoption. Information is provided for each real estate parcel located in the Area which contains, at a minimum, the following information:

- a. Existing assessed valuation of the real estate
- b. Information separating the valuation of land and improvements
- c. Names and addresses of the last owners of record

[Chapter 404.2(2)(b, c), Code of Iowa, 2016]

#### **3.3 EXISTING ZONING OF URBAN REVITALIZATION AREA.**

The City of Larchwood is zoned. There are seven zoning classifications consisting of:

- AC – Agriculture & Conservation District
- R-1 – Single Family Residential District
- R-2 – Multiple Family Residential District
- R-3 – Mobile/Manufactured Housing District
- C-1 – Downtown Commercial District
- C-2 – Highway Commercial District
- GI – General Industrial District

Although the boundaries of the Area contain all properties within the city limits of Larchwood, the Urban Revitalization tax abatement benefits are only eligible to those properties assessed as commercial or industrial and located within the C-1, C-2 or GI zoning districts. If a speculative business or industry is desiring to build on land zoned other than Commercial or Industrial, the property must be rezoned accordingly prior to being eligible to receive tax abatement benefits. A copy of the city's official zoning map is available for public inspection in the City Clerk's office at City Hall.

### 3.4 EXISTING AND FUTURE LAND USE

Existing land uses within the Area include residential, commercial and industrial land uses. Only those uses assessed and zoned accordingly as either commercial or industrial in nature are eligible to apply to receive tax abatement benefits. Future development within the Area eligible to receive tax abatement benefits will be restricted to future commercial and industrial uses that are compatible with existing developments and consistent with the city's comprehensive land use plan. If a property changes from a non-commercial or non-industrial use to a proposed commercial or industrial land use, this would subsequently change the taxable assessed valuation of the property to either commercial or industrial. In this instance, these future properties would also qualify for tax benefits provided within the Plan. [Chapter 404.2(2)(d), Code of Iowa, 2016]

## SECTION 4. PROPOSED PUBLIC SERVICE IMPROVEMENTS

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At the time of publication of this document, the City of Larchwood has not put forth any service or infrastructure improvements within the Area and there are no immediate plans for the expansion of public services in the Area that will directly or indirectly affect those properties eligible for benefits described in the Plan. However, the City maintains there may be a time in the future when the City would consider long term potential service improvement projects to benefit the community. Possible future public service improvements may include, but not limited to:

- Ongoing street improvement program
- Sanitary sewer maintenance and improvements
- Fire department equipment improvements
- Needed or proposed water system improvements
- Storm water drainage improvements
- Continued development of residential building lots
- Continued development and/or expansion of the city's business park
- Promotion and retention of economic development and business development

[Chapter 404.2(2)(e), Code of Iowa, 2016]

## SECTION 5. STATEMENT OF APPLICABILITY OF REVITALIZATION

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### 5.1 APPLICABILITY.

The following paragraphs establish the applicability of the revitalization programs and benefits to various properties in the Area. [Chapter 404.2(2)(f), Code of Iowa, 2016]

- a. Revitalization activities covered under this plan shall be applicable only to real estate within the Area pursuant to Sections 428.24 through 428.29, Code of Iowa. Revitalization benefits shall not be applicable to any property that does not meet this requirement.
- b. Revitalization benefits in the Area are also applicable to the areas assessed as agricultural, but intended for commercial or industrial development. The City believes there will be no loss of agricultural land to accomplish the objectives of this plan.
- c. Revitalization of qualified real estate in the Area may consist of rehabilitation or additions to existing structures, or new construction on unimproved real estate, or combination thereof.

## 5.2 TERM OF REVITALIZATION BENEFITS.

Revitalization activities in the Area shall be applicable under the revitalization plan for the next twenty (20) full calendar years from and after the date of the adoption of an ordinance establishing the Area. The City Council will review and reevaluate the need for this revitalization plan at the end of the twenty year period. If the City feels the goals for revitalization have been achieved and that continuation would no longer benefit the community, then the City Council reserves the right to repeal the ordinance establishing the revitalization area at any time. Any activities applicable under this plan already undertaken when the ordinance is repealed will be allowed to continue until their completion or expiration. Conversely, if in the opinion of the City Council, the established goals and objectives of the Plan have not been attained, the Council may extend the life of the revitalization Area.

## SECTION 6. RELOCATION PROVISIONS

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As established in Section 404.6, Code of Iowa, the City, upon application to it and after verification by it, shall require compensation of at least one month's rent and may require compensation of actual relocation expenses be paid to a qualified tenant whose displacement is due to action on the part of a property owner to qualify for benefits conferred by this Plan. Relocation expenses shall be the responsibility of owners of said property where any displacement of necessity to relocate occurs, as condition for receiving tax exemption or other allowable benefits under this Plan. It is not anticipated that any of the revitalization activities to be undertaken in the Area will displace or cause need for relocation of any persons, families, or businesses. Therefore, the City of Larchwood is not creating a plan for the relocation of persons, families or businesses. [Chapter 404.2(2)(g), Code of Iowa, 2016]

## SECTION 7. INCREASE IN ACTUAL VALUE REQUIREMENTS

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### 7.1 QUALIFIED REAL ESTATE

As used in this Plan, "qualified real estate" means real property located in the designated revitalization Area and to which improvements are added during the time the Area was so designated a revitalization Area, which increased the actual value by at least the percentage indicated in Section 7.5 below.

### 7.2 IMPROVEMENTS.

As used in this Plan, "improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures.

### 7.3 IMPROVEMENTS ON AGRICULTURAL LAND.

The City Council finds that in order to meet the goals and objectives of this Plan, new construction on land either assessed or classified as agricultural land will be considered for improvements in regard to meeting the eligibility requirements for receiving the benefits established within this plan, so long that the proposed improvements to that land will change the future land use to commercial or industrial activities.

#### **7.4 ACTUAL VALUE ADDED BY THE IMPROVEMENTS.**

For the purposes of this Plan, "actual value added by the improvements" shall mean the actual value added as of the first year for which the exemption was received. Actual value added in improvements shall be a minimum of \$10,000 in new construction.

#### **7.5 INCREASE IN VALUE ADDED REQUIREMENT.**

In order to qualify for the tax exemptions or other benefits conferred in this Plan, the improvements made to qualified real estate must increase the actual value of such real estate by at least ten \$10,000 or (10%) percent of the actual value added for any addition or expansion.

### **SECTION 8. TAX EXEMPTION SCHEDULE**

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All qualified real estate in the Area designated under Section 404.3(B), Code of Iowa is eligible to receive the tax exemption from taxation of actual value added by the improvements according to the following schedule:

**Option 1:** All qualified real estate shall receive a one hundred percent (100%) exemption from taxation on the actual value added by the improvements for a period of three (3) years

1 <sup>st</sup> Year	one hundred percent	(100%) of actual value added
2 <sup>nd</sup> Year	one hundred percent	(100%) of actual value added
3 <sup>rd</sup> Year	one hundred percent	(100%) of actual value added

**Option 2:** All qualified real estate shall receive a partial exemption from taxation on the actual value added by the improvements. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

1 <sup>st</sup> Year	eighty percent	(80%) of actual value added
2 <sup>nd</sup> Year	seventy percent	(70%) of actual value added
3 <sup>rd</sup> Year	sixty percent	(60%) of actual value added
4 <sup>th</sup> Year	fifty percent	(50%) of actual value added
5 <sup>th</sup> Year	forty percent	(40%) of actual value added
6 <sup>th</sup> Year	forty percent	(40%) of actual value added
7 <sup>th</sup> Year	thirty percent	(30%) of actual value added
8 <sup>th</sup> Year	thirty percent	(30%) of actual value added
9 <sup>th</sup> Year	twenty percent	(20%) of actual value added
10 <sup>th</sup> Year	twenty percent	(20%) of actual value added

### **SECTION 9. OTHER SOURCES OF FUNDING**

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#### **9.1 PROPERTY OWNERS ENCOURAGED.**

The City Council encourages all property owners to investigate funding sources for improvements to real estate, and to apply for those funding sources which are applicable to the types of improvements proposed.



## 9.2 STATE AND FEDERAL ASSISTANCE.

At this time there are no plans by the City of Larchwood to provide any funding for revitalization activities through any federal or state grant or loan programs. Although, the City will not prohibit the use of such programs should they become available or be used in the Area. The City also reserves the power to apply for and accept funds for these programs from time to time in order to meet the goals and objectives of the Plan or any other plan adopted by the City of Larchwood. [*Chapter 404.2(j), Code of Iowa, 2016*]

## SECTION 10. APPLICATION PROCEDURE

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### 10.1 APPLICATION FILED.

An application shall be filed for each new tax exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City of Larchwood by February 1st of the assessment year for which the exemption is first claimed, but not later than the year in which the new construction is first assessed for taxation, unless, upon the request of the owner at any time, the City provides by resolution that the owner may file an application by February 1 of any other assessment year selected by the City of Larchwood.

[*Chapter 404.4, Code of Iowa, 2016*]

### 10.2 CONTENTS OF APPLICATION.

The application shall contain, but not be limited to, the following information:

- a. Name of applicant/property owner
- b. Applicants complete mailing address and telephone number
- c. The nature of the improvement(s)
- d. Estimated or actual cost of the improvement(s)
- e. The estimated or actual date of completion
- f. The name(s) of the tenants that occupied the property on the date the City adopted the resolution of necessity referred to in *Section 404.2(1), Code of Iowa*
- g. An applicable exemption schedule as identified in *Section 404.3, Code of Iowa*
- h. Copy of most recent property tax statement

The City of Larchwood reserves the right to charge an application fee to cover administrative costs. This fee will be set by resolution of the Larchwood City Council.

[*Chapter 404.4, Code of Iowa, 2016*]

### 10.3 CITY COUNCIL APPROVAL.

The City of Larchwood shall approve the application, subject to review by the Lyon County Assessor, pursuant to *Section 404.5, Code of Iowa* if the project:

- a. is in conformance with the Larchwood Urban Revitalization Plan
  - b. is located within the Area designated within the Plan
  - c. if improvements were made during the time Area was so designated a revitalization area
- [*Chapter 404.4, Code of Iowa, 2016*]

#### **10.4 CITY COUNCIL FORWARDING APPROVED APPLICATIONS.**

The City of Larchwood shall forward for review all approved applications to the Lyon County Assessor by March 1 of each year with a statement indicating whether Section 404.3 subsection 1, 2, 3 or 4 applies or if a different schedule has been adopted, which exemption from that schedule applies. Applications for exemption for succeeding years on approved projects shall not be required. [Chapter 404.4, Code of Iowa, 2016]

#### **10.5 DETERMINATION BY COUNTY ASSESSOR.**

The Lyon County Assessor shall, for each first-year approved application, make a physical review of all properties. The County Assessor shall determine if the improvements made increased the actual valuation of the qualified real estate by the ten (10%) percent requirement. [Chapter 404.5, Code of Iowa, 2016]

#### **10.6 NEW STRUCTURES.**

If a new structure is erected on land upon which no structure existed at the start of new construction, the assessor shall proceed to determine the actual value of property and certify the valuation determined pursuant to Section 404.3(7), Code of Iowa, to the County Auditor at the time of transmitting the assessment roles. [Chapter 404.5, Code of Iowa, 2016]

#### **10.7 NOTIFICATION BY THE ASSESSOR.**

The County Assessor will then notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37, Code of Iowa.  
[Chapter 404.5, Code of Iowa, 2016]

#### **10.8 SUCCEEDING YEARS OF TAX EXEMPTION.**

After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption, with periodic physical review by the Assessor, for the time period specified on the approved application submitted by the property owner. The tax exemption shall be made on succeeding years of the exemption schedule without new applications.  
[Chapter 404.5, Code of Iowa, 2016]

### **SECTION II. PRIOR APPROVAL BY CITY COUNCIL**

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According to Section 404.4, Code of Iowa, a person may submit a proposal for an improvement project to the Larchwood City Council to receive prior approval for eligibility for a tax exemption on the project. The Larchwood City Council shall, by resolution, give its prior approval for an improvement project if the project is in conformance with the Plan. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate; however, if the proposal is not approved, the person may submit an amended proposal for the governing body to approve or reject.

# EXHIBIT A LARCHWOOD COMMERCIAL URBAN REVITALIZATION AREA SITE MAP

## 2016 LARCHWOOD COMMERCIAL/INDUSTRIAL URBAN REVITALIZATION AREA

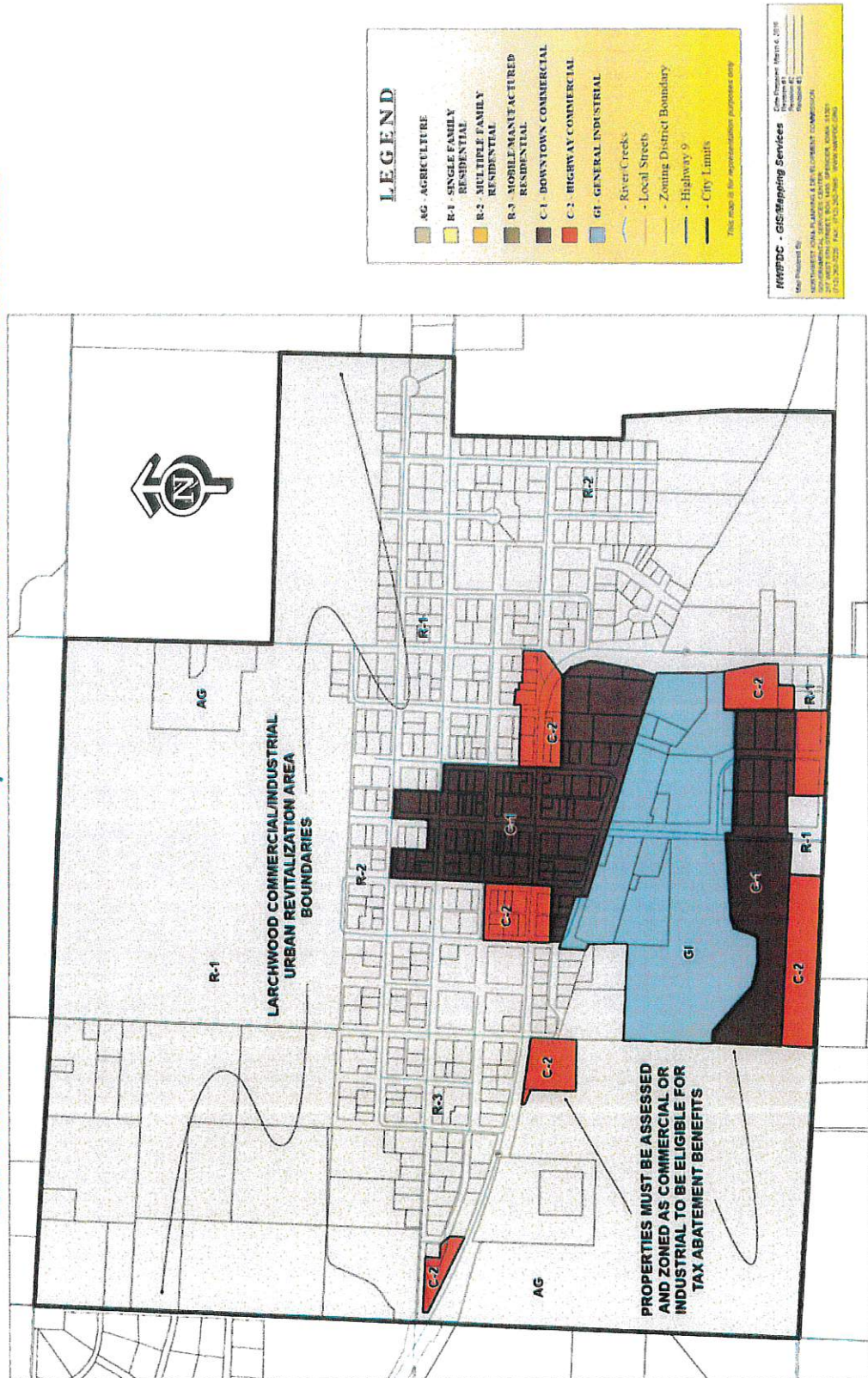


EXHIBIT B  
LISTING OF ALL REAL ESTATE PARCELS WITHIN  
LARCHWOOD COMMERCIAL/INDUSTRIAL URBAN REVITALIZATION AREA

A listing of all property owners located within the Larchwood Commercial & Industrial Urban Renewal Area is available for public inspection at the Larchwood City Hall.

Exhibit C

RESOLUTION NO. 2016-15

**RESOLUTION OF NECESSITY FOR  
COMMERCIAL/INDUSTRIAL URBAN REVITALIZATION PLAN FOR  
LARCHWOOD, IOWA**

**(COMMERCIAL/INDUSTRIAL TAX ABATEMENT)**

WHEREAS; The City of Larchwood has resolved to create an urban revitalization district in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the identified area.

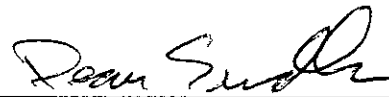
WHEREAS; The City of Larchwood has found conditions as established in Section 404.1, requiring conservation, rehabilitation, development and redevelopment measures for revitalization areas in the community.

WHEREAS; It is also determined by the City that those areas not presently in need of rehabilitation are appropriate for designation as economic development areas.

THEREFORE, BE IT RESOLVED, pursuant to the provisions of Chapter 404, Code of Iowa, the City of Larchwood finds the proposed "Commercial/Industrial Urban Revitalization District" to be an area in need of economic development; and

FURTHERMORE, the City resolves to create a Commercial/Industrial Urban Revitalization Plan in order to allow the incentives and tools provided in Chapter 404, Code of Iowa, to be employed in the identified area.

Motion by Kerkvliet, second by Tracy to conduct a Public Hearing to discuss the adoption and implementation of an Urban Revitalization Plan (tax abatement) for Commercial and Industrial Development. Roll call vote: Metzger-aye, Tracy-aye, Meffert-aye, Underberg-aye, Kerkvliet-aye.



Dean Snyders, Mayor of Larchwood

Attest:



Sandi DeSmet, Larchwood City Clerk

Exhibit D

NOTICE OF PUBLIC HEARING  
For Larchwood Commercial & Industrial  
Urban Revitalization Plan for Tax Abatement

Monday, May 2, 2016 at 6:30 p.m. Larchwood Community Center.

Pursuant to the provisions of Chapter 404, Code of Iowa, whereas, the City of Larchwood finds an area within the community appropriate for economic development; and whereas, the proposed area includes all qualified real estate parcels located within the designated Commercial & Industrial Urban Revitalization Area, as seen in the urban revitalization plan available for public review at City Hall. The City of Larchwood announces a public hearing to discuss the adoption and implementation of an Urban Revitalization Plan (tax abatement) for Commercial & Industrial Development.

# City of Larchwood

April 13, 2016

Dear Property Owner:

The Urban Revitalization Act, Chapter 404, Iowa Code, was enacted to encourage redevelopment and revitalization within a designated area by authorizing incentives to the private sector. The primary intent of this bill is to provide cities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction that might not otherwise have occurred.

The Larchwood City Council has adopted a resolution of necessity designating a proposed district within the community in need of economic development. Furthermore, the City of Larchwood will hold a public hearing on Monday, May 2, 2016 at 6:30 p.m. in the Larchwood Community Center to consider the establishment of a Commercial & Industrial Urban Revitalization Area. The location of this proposed Area consists of all lands within the city limits of Larchwood that are zoned Commercial or Industrial and are assessed as commercial or industrial by the Lyon County Assessor.

An application for tax abatement will be considered for new construction and substantial renovation projects. A copy of the proposed Larchwood Commercial & Industrial Urban Revitalization Plan is available for review at City Hall. The tax abatement schedule will be a choice of one of the two following options:

Option 1.

100% tax exemption on the actual value added for three (3) years

Option 2.

1<sup>st</sup> Year 80% of actual value added

6<sup>th</sup> Year 40% of actual value added

2<sup>nd</sup> Year 70% of actual value added

7<sup>th</sup> Year 30% of actual value added

3<sup>rd</sup> Year 60% of actual value added

8<sup>th</sup> Year 30% of actual value added

4<sup>th</sup> Year 50% of actual value added

9<sup>th</sup> Year 20% of actual value added

5<sup>th</sup> Year 40% of actual value added

10<sup>th</sup> Year 20% of actual value added

Property owners may present oral comments at the Public Hearing. Written comments should be sent to the City Clerk of Larchwood, 909 Broadway Street, Larchwood, Iowa, 51241. Written comments will be read aloud during the Public Hearing.

Sincerely,

Dean Snyders, Mayor of Larchwood



**RESOLUTION NO 2016-18**

**RESOLUTION ADOPTING LARCHWOOD COMMERCIAL & INDUSTRIAL  
URBAN REVITALIZATION PLAN**

- WHEREAS; The City of Larchwood found conditions as established in Chapter 404, Code of Iowa, to allow conservation, development and redevelopment measures implemented within the community.
- WHEREAS; The City of Larchwood has notified all affected property owners and residents within the community of a public hearing where opinions could be expressed about the creation and implementation of a proposed Urban Revitalization District.
- WHEREAS; After conducting a Public Hearing and determining that a need exists to implement measures to increase Commercial & Industrial Development activity within the community, the City of Larchwood is committed to assist property owners, builders, and developers to construct Commercial & Industrial establishments within the community.

Motion by Metzger, Second by Tracy to adopt the Larchwood Commercial & Industrial Urban Revitalization plan on May 2, 2016. Roll Call vote: Metzger-aye, Tracy-aye, Meffert-aye, Underberg-aye, Kerkvliet-aye.

THEREFORE BE IT RESOLVED, pursuant to the provisions of Chapter 404, Code of Iowa, the City of Larchwood hereby adopts the Commercial/Industrial Urban Revitalization Plan to help spur Economic Development within the community.

ATTEST:

  
\_\_\_\_\_  
Sandi DeSmet, City Clerk

  
\_\_\_\_\_  
Dean Snyder, Mayor



**ORDINANCE 2016-3**

**AN ORDINANCE DESIGNATING AN AREA OF LARCHWOOD, IOWA  
AS THE COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION AREA**

WHEREAS, pursuant to the provisions of *Chapter 404, Iowa Code*, (the "Act"), the governing body of a city may, by ordinance, designate an Area of the city as a revitalization area upon the completion of procedures specified in the Act; and as a revitalization area upon the completion specified in the Act; and

WHEREAS, pursuant to the provisions of the Act, the Larchwood City Council has, by resolution, determined with respect to an Area within the city hereinafter described in Section 1 and known as the Larchwood Commercial & Industrial Urban Revitalization Area:

- (a) Larchwood Commercial & Industrial Urban Revitalization Area is an area appropriate as an economic development area as designated in Section 403.17, Code of Iowa.
- (b) The development to occur within the Larchwood Commercial & Industrial Urban Revitalization Area is necessary in the interest of the city, and the Urban Revitalization Area substantially meets criteria set forth in Section 404.1 of the Act.

WHEREAS, pursuant to the provisions of the Act, the City prepared an Urban Revitalization Plan for the Larchwood Commercial & Industrial Urban Revitalization Area and held a public hearing on the Plan for the revitalization Area;

NOW THEREFORE, be it ordained by the City Council of Larchwood, in Lyon County, Iowa, as follows,

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, an area containing eligible real estate parcels within the incorporated city limits of the City of Larchwood, Iowa is hereby designated as an Urban Revitalization Area under the Act, which shall be known as the Larchwood Commercial & Industrial Urban Revitalization Area. Such designated Area shall not include agricultural land, including land which is part of a century farm, unless the owner of the agricultural land or century farm agrees to be included in the Urban Renewal Area. Furthermore, the boundaries of the Urban Revitalization Area shall include future annexation areas.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Motion by Metzger, second by Underberg to approve this ordinance. Roll call vote:  
Metzger-aye, Tracy-aye, Meffert-aye, Underberg-aye, Kerkvliet-aye.

Council member Underberg moved that the rule requiring that an Ordinance be considered and voted on for passage at two council meetings prior to this meeting be suspended with respect to Ordinance No 2016-3, second by Metzger. Roll call vote: Metzger-aye, Tracy-aye, Meffert-aye, Underberg-aye, Kerkvliet-aye.

Passed and approved this 2<sup>nd</sup> day of May, 2016.

ATTEST:

  
Sandi DeSmet, City Clerk

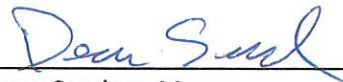
  
Dean Snyder, Mayor

EXHIBIT H  
LARCHWOOD COMMERCIAL & INDUSTRIAL URBAN REVITALIZATION AREA  
SAMPLE TAX ABATEMENT APPLICATION AND REVIEW FORMS

**COMMERCIAL & INDUSTRIAL TAX ABATEMENT**  
**APPLICATION FOR COMMERCIAL & INDUSTRIAL**  
**PROPERTY TAX EXEMPTIONS**  
**LARCHWOOD, IOWA**

DATE OF SUBMISSION: \_\_\_\_\_

NAME OF TITLE HOLDER OF PROPERTY: \_\_\_\_\_

ADDRESS OF PROPERTY: \_\_\_\_\_

LEGAL DESCRIPTION (can be obtained from Lyon Co. Courthouse): \_\_\_\_\_

ADDRESS OF OWNER (if different from above): \_\_\_\_\_

PHONE NUMBER (daytime number): \_\_\_\_\_

EXISTING PROPERTY USE: \_\_\_\_\_ RESIDENTIAL \_\_\_\_\_ COMMERCIAL  
\_\_\_\_\_ INDUSTRIAL \_\_\_\_\_ VACANT / NO USE

PROPOSED USE: \_\_\_\_\_ COMMERCIAL/RETAIL \_\_\_\_\_ LIGHT INDUSTRY \_\_\_\_\_ HEAVY INDUSTRY  
\_\_\_\_\_ MIXED COMMERCIAL USE (explain) \_\_\_\_\_

NATURE OF IMPROVEMENTS: \_\_\_\_\_ CONSTRUCTION OF COMMERCIAL REAL ESTATE  
\_\_\_\_\_ CONSTRUCTION OF PERMITTED INDUSTRIAL USES  
\_\_\_\_\_ CONSTRUCTION OF PERMITTED CIVIC USES  
\_\_\_\_\_ IMPROVEMENTS TO COMMERCIAL/INDUSTRIAL  
FACILITY AND/OR EQUIPMENT ASSESSED AS REAL  
ESTATE

DESCRIBE IMPROVEMENTS TO PROPERTY: \_\_\_\_\_

ESTIMATED OR ACTUAL DATE OF COMPLETION: \_\_\_\_\_

ESTIMATED OR ACTUAL COST OF IMPROVEMENTS: \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

# ***COMMERCIAL & INDUSTRIAL TAX ABATEMENT***

## **REVIEW FORM FOR TAX ABATEMENT APPLICATION LARCHWOOD, IOWA**

FOR OFFICIAL CITY/COUNTY USE ONLY

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### **LARCHWOOD CITY COUNCIL**

DATE OF CITY COUNCIL REVIEW: \_\_\_\_\_

APPLICATION APPROVED / DISAPPROVED: \_\_\_\_\_

REASON (if disapproved): \_\_\_\_\_

ATTESTED BY CITY CLERK \_\_\_\_\_

DATE FORWARDED TO COUNTY ASSESSOR: \_\_\_\_\_

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### **LYON COUNTY ASSESSOR**

DATE REVIEWED: \_\_\_\_\_

PRESENT ASSESSED VALUE: \_\_\_\_\_

ASSESSED VALUE WITH IMPROVEMENTS: \_\_\_\_\_

ELIGIBLE OR NON-ELIGIBLE FOR TAX ABATEMENT: \_\_\_\_\_

**SIGNED** – LYON COUNTY ASSESSOR: \_\_\_\_\_