

RESOLUTION NO. 2020-83

Resolution Adopting Amendment to the Plan for the Windsor Heights Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the “Code”) the City of Windsor Heights, Iowa (the “City”), has designated an area of the City as the Windsor Heights Urban Revitalization Area (the “Urban Revitalization Area”) and has adopted an Urban Revitalization Plan (the “Plan”) for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, it has been proposed that the Plan be amended to establish a tax abatement schedule for the commercial property classification; and

WHEREAS, pursuant to the provisions of the Code, before amending the Plan, the City must prepare an amendment to the Plan, hold a public hearing thereon, and otherwise comply with the procedures set forth therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Amendment being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, pursuant to the provisions of the Code, the City Council has held a public hearing on the Amendment on June 15, 2020;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Windsor Heights, Iowa, as follows:

Section 1. The Amendment is hereby adopted in the form attached hereto as Exhibit A.

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 All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved June 15, 2020.

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Mayor

Attest:

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City Clerk

### ATTESTATION CERTIFICATE

STATE OF IOWA  
COUNTY OF POLK                      SS:  
CITY OF WINDSOR HEIGHTS

I, the undersigned, City Clerk of the City of Windsor Heights, Iowa, do hereby certify that the above and foregoing is a true, correct and complete copy of the minutes of the public hearing on and approval of an amendment to the plan for the Windsor Heights Urban Revitalization Area, including a true and complete copy of the resolution referred to in such minutes.

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
City Clerk

## EXHIBIT A PLAN AMENDMENT

By virtue of this amendment, the Urban Revitalization Plan (the “Plan”) for the Windsor Heights Urban Revitalization Area (the “Urban Revitalization Area”) is hereby amended as follows:

**Section 1. Section C of the Plan is hereby amended to read as follows:**

**C. OBJECTIVES**

This plan is prepared in conformance with Section 404.2 of the Code of Iowa for the purpose of providing incentives and outlining procedures to enhance the potential for new residential *and commercial* development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing residential *and commercial* property, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

**Section 2. Section D of the Plan is hereby amended to read as follows:**

**D. PRESENT ZONING AND PROPOSED LAND USE**

The property within the Revitalization Area is zoned for residential, commercial and industrial purposes, and new and expanded residential *and commercial* development is proposed in the Revitalization Area.

**Section 3. Section E of the Plan is hereby amended to read as follows:**

**E. PROPOSALS FOR EXPANDING CITY SERVICES**

The City proposes that, as it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new residential *and commercial* development.

**Section 4. Section F of the Plan is hereby amended add the following Section F(3):**

**F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS**

3. **Commercial Improvements.** The construction of new commercial facilities and the rehabilitation of and additions to existing commercial facilities.

*Exemption:* All qualified real estate assessed as commercial property is eligible to a partial exemption from taxation for a period of five years as follows:

For the first year, an exemption from taxation on 75% of the actual value added.

For the second year, an exemption from taxation on 60% of the actual value added.

For the third year, an exemption from taxation on 45% of the actual value added.

For the fourth year, an exemption from taxation on 30% of the actual value added.

For the fifth year, an exemption from taxation on 15% of the actual value added.

**Section 5. Section G of the Plan is hereby amended to read as follows:**

**G. ACTUAL VALUE ADDED**

Actual value added by improvements, as used in this plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement for residential or *commercial* improvements, the increase in actual value of the property must be at least 10%.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City of Windsor Heights, and must be completed during the time the Revitalization Area is designated by ordinance as a revitalization area.