

CITY OF PRIMGHAR, IOWA

URBAN REVITALIZATION PLAN

for the

PRIMGHAR URBAN REVITALIZATION AREA

2020

LOCAL GOVERNMENT PROFESSIONAL SERVICES, INC.

DBA SIMMERING-CORY

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the *Code of Iowa*, is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging rehabilitation and additions to existing structures, and new construction which might not otherwise occur.

The City Council of the City of Primghar (“City”) has determined that there is a need for incentives to stimulate new construction of and improvements to residential, commercial, and industrial properties. Primghar is located in northwest Iowa on Iowa Highway 59. The City’s proximity to Highway 59 and the nearby towns of Sanborn, Sheldon, Sioux Center, and Cherokee makes it a desirable place for residents to live and businesses to locate. The City desires to increase the availability of housing, commercial, and industrial opportunities in order to accommodate prospective residential, commercial, and industrial growth throughout the City. Such growth will improve livability of the community and assist the City in becoming a more desirable place to live and work. Accordingly, the City wants to incentivize rehabilitation and additions to existing structures, and new construction for residential, commercial, and industrial purposes by offering tax abatement under the provisions of the Urban Revitalization Act.

Section 404.1 of the *Code of Iowa* provides that a City Council may designate an area of the City as a revitalization area, if that area meets any of the criteria set forth in that Section, which include:

“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.” (Section 404.1(2))

“An area which is appropriate as an economic development area as defined in Section 403.17.” (Section 404.1(4))

“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 404.1(5))

With the adoption of this Primghar Urban Revitalization Plan (“Plan”), the City is designating the Primghar Urban Revitalization Area (“Area” or “Revitalization Area”) as being a qualified Revitalization Area under Sections 404.1(2), 404.1(4), and 404.1(5) of the *Code of Iowa*.

The City finds that the rehabilitation, conservation, redevelopment, economic development, or a combination thereof, of the Area, is necessary in the interest of the public health, safety, and welfare of the residents of the City and that the Revitalization Area substantially meets the criteria established in Section 404.1 of the *Code of Iowa* as being a qualified revitalization area.

The City has no other urban revitalization plans in effect at this time.

Section 404.2 of the *Code of Iowa* requires that a city prepare a plan to govern activities within the proposed revitalization area. The balance of this document is intended to set out the elements of the Plan as mandated by State law.

DESCRIPTION OF THE AREA AND MAP

The Revitalization Area shall be known as the Primghar Urban Revitalization Area. The legal description of real property to be included within the Revitalization Area is as follows:

All real property contained within the incorporated limits of the City of Primghar, O’Brien County, State of Iowa, as of January 1, 2020. Any land annexed into the City in the future shall be automatically included in the Revitalization Area as of the effective date of the annexation.

A map illustrating the real property to be included within the Revitalization Area as of January 1, 2020, is attached hereto as Exhibit “A.”

DESIGNATION CRITERIA

In accordance with Sections 404.1(2), 404.1(4), and 404.1(5) of the *Code of Iowa*, the City Council has designated the Revitalization Area as both appropriate for blight remediation and economic development.

The following blighting conditions were observed in the Area:

- A substantial number of deteriorated or deteriorating structures;
- Incompatible land use relationships;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and
- Deterioration of site or other improvements.

Existing conditions in the Area, as surveyed in May 2020 as part of a blight assessment resulting in a final report issued July 2020, are consistent with the criteria necessary to verify a finding of blight pursuant to Section 404.1(2) of the *Code of Iowa*.

OBJECTIVES

This Plan is prepared in conformance with Section 404.1 and Section 404.2 of the *Code of Iowa* for the purpose of providing incentives and outlining procedures to enhance the potential for residential, commercial, or industrial development and redevelopment in the City. The primary objectives of this Plan are as follows:

- Encourage new construction of residential, commercial, or industrial properties, as well as rehabilitation and additions to existing homes and buildings on such properties, through abatement of taxes on the value of the improvements constructed.
- Improve economic conditions in the Area by stabilizing and increasing the tax base and enhancing the general attractiveness and overall aesthetics of the Revitalization Area.
- Revitalize the Area and remediate blight through the promotion of new residential, commercial, or industrial construction on vacant land, and the promotion of rehabilitation of existing structures on residential, commercial, or industrial property.

It may be that some of the improvements will be on land that is assessed as agricultural land. The City will present justification at the public hearing, held pursuant to Section 404.2, for the revitalization of land assessed as agricultural property by means of new construction. Such justification will include information about the City's need for additional housing and commercial or industrial development. Such justification shall demonstrate, in addition to the other requirements of Chapter 404 and Section 419.17 of the *Code of Iowa*, that the improvements on land assessed as agricultural land will utilize the minimum amount of agricultural land necessary to accomplish the revitalization of the residential, commercial, and/or industrial property within the Revitalization Area. The City finds that the amount of land assessed as agricultural land in the City, when that amount is compared to the amount of agricultural land in the County, is minimal and use of such land is necessary to accomplish the objectives of this Plan, as set out above.

PRESENT ZONING CLASSIFICATIONS

Zoning classifications in the Revitalization Area include:

Agriculture (A-1)
Single Family Residential (R-1)
Mixed Residential (R-2)
Mobile Home Park Residential (R-3)
Commercial (C)
Light Industrial (ML) (I-1)
Heavy Manufacturing (HM) (I-2)

EXISTING LAND USE

Existing land use categories are the same as the zoning classifications described above.

PROPOSED LAND USE

The Revitalization Area is proposed for new residential, commercial, or industrial development as well as rehabilitation of and additions to existing homes and buildings. These uses are in compliance with the City's Zoning Ordinance.

PROPOSALS FOR EXPANDING CITY SERVICES

No extensions or upgrades to existing municipal services or infrastructure are currently planned. As development warrants and it becomes financially feasible, municipal services to and within the Revitalization Area will be expanded and improved, as needed, to meet the demands of new residential, commercial, or industrial development.

ELIGIBLE IMPROVEMENTS

Qualified real estate under this Plan includes all applicable property assessed as residential, commercial, or industrial which is located in the designated Area and to which eligible improvements have been added during the time the Area was so designated. Eligible improvements, as used in this Plan, include rehabilitation of and additions to existing structures and new construction on vacant land or on land with existing structures located within the Area, if the actual value added by improvements satisfies the percent increase requirements in this Plan.

Actual value added by improvements, as used in this Plan, means the actual value added by eligible improvements as of the first year for which the exemption was received according to the tax assessment valuation determined by the O'Brien County Assessor. In order to be eligible for tax abatement, the increase in the actual value of the building(s) on the property due to the improvements, must be at least 15% for properties assessed as commercial or industrial property and at least 10% for properties assessed as residential. If no structures were located on the property prior to the improvements, any percent increase in actual value added by improvements may qualify. However, increases in taxes because of the increased assessed value for land are not eligible for abatement.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable regulations of the City. No abatement will be allowed unless a building permit has been issued by the City with respect to the project for which the abatement is requested, if a building permit is required for the improvements under City regulations.

DURATION

The Plan shall remain in effect, and qualified real estate in the Area shall be eligible for tax abatement under the Plan for ten (10) years. If, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemptions under the Plan would cease to be of benefit to the City, the City may terminate the Plan. In the event the Plan, designating ordinances, or parts thereof are repealed, all existing exemptions previously granted shall continue until their expiration.

The City Council may amend all, or certain provisions of this Plan, pursuant to Section 404.7 of the *Code of Iowa*, at any time.

EXEMPTIONS

All qualified real estate assessed as residential property is eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by the improvements, up to \$250,000 in new value. The exemption is for a period of ten (10) years.

All qualified real estate assessed as commercial or industrial shall be eligible to receive a one hundred percent (100%) exemption from taxation on the actual value added by the improvements. The exemption is for a period of three (3) years.

APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner should apply to the City for an exemption by February 1st of the assessment year for which the exemption is first claimed, which may not be later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years. The application shall contain, but not be limited to, the following information: the nature of the improvement, the cost, of the improvements, the estimated or actual date of completion of the project, and the tenants that occupied the owner's structure on the date the City passed the resolution adopting this Plan (if applicable). All applications must be on the form of application provided by the City.

APPROVAL OF APPLICATIONS

The property owner(s) may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall give its approval if the project is in conformance with this Plan for revitalization. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the improvements have been completed and found to be qualified for the exemption.

For prior approval and non-prior approval applications, the City Council shall approve an application submitted for tax exemption if:

1. The project, as determined by the City Council, is in conformance with this Plan;
2. The project is located within the Area;
3. The improvements were made during the time the Area was so designated;
4. The project has been issued a building permit (if required) from the City; and
5. Any other legal requirement has been met.

All approved applications shall be forwarded by the City to the O'Brien County Assessor by March 1 for review and a final determination of eligibility by the Assessor, pursuant to Section 404.5 of the *Code of Iowa*. The O'Brien County Assessor shall make a physical review of all properties with approved applications. The O'Brien County Assessor shall determine the increase in actual

value for tax purposes due to the improvements and notify the applicant by an assessment notice by April 1st of the value, which may be appealed to the local board of review pursuant to Section 441.37 of the *Code of Iowa*.

After the initial tax exemption is granted, the O'Brien County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for the ensuing years.

OTHER SOURCES OF REVITALIZATION FUNDS

The City anticipates no federal or state grants or loans for improvements in the Revitalization Area at this time other than those of conventional lending institutions at normal market rates.

However, it is not the intention of the City to prohibit the use of other appropriate federal or state revitalization or incentive programs within the Area.

RELOCATION PROVISIONS

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area. If displacement or relocation does occur, the City will comply with all requirements.

REVENUE BOND

The City has no plans at the present time to issue revenue bonds for revitalization projects within the Area.

OWNERS OF RECORD AND EXISTING ASSESSED VALUATIONS

The names and addresses of owners of record are on file at City Hall and available for viewing. Existing assessed valuations for the property in the Area (listing land and building values separately) are summarized in Exhibit "B."

PROPERTIES WITHIN URBAN RENEWAL AREAS

In the future there may exist one or more Urban Renewal Areas (under Chapter 403 of the *Code of Iowa*) within the City establishing a tax increment financing program which is designed to provide incentives for residential, multi-residential, commercial, or industrial development. Accordingly, a property that, in the determination of the City Council, is within an Urban Renewal Area and is receiving either direct or indirect benefits that were financed through a tax increment financing program, shall not be eligible for tax abatement under this Plan absent specific approval from the City Council. If an application under this Plan is denied by the City Council because the property for which an exemption is requested is within an existing Urban Renewal Area, the owner may reapply for benefits under this Plan for the same property if the property has subsequently been removed from the Urban Renewal Area, provided the property remains in the designated Revitalization Area and all other requirements of this Plan are met.

EXHIBIT A

MAP OF PROPERTY IN PRIMGHAR CITYWIDE URBAN REVITALIZATION AREA



EXHIBIT B

**ASSESSED VALUATIONS OF LAND AND BUILDINGS, AND OWNERS OF RECORD
OF REAL ESTATE**

A list of the totals of the existing valuations of the real estate in the Area, listing the land and building values separately is set forth below:

Number of Parcels	Assessed Value of Land	Assessed Value of Residential Buildings	Assessed Value of Multi- Residential Buildings	Assessed Value of Commercial and Industrial Buildings
608	\$3,816,220	\$27,002,200	\$693,225	\$7,388,955

Existing assessed values for land and buildings within the Area and the names and addresses of the owners of record of the real estate within the Area are compiled on spreadsheets, located at the Clerk's Office at City Hall. Accommodations for viewing will be made.