

**UNION COUNTY
URBAN
REVITALIZATION PLAN**

for the

**UNION COUNTY
URBAN
REVITALIZATION AREA**

UNION COUNTY, IOWA

October 2022

Union County Urban Revitalization Plan

Union County, Iowa

A. INTRODUCTION AND HISTORY

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 county 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. The primary intent of this act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

Chapter 404 provides that the Board of Supervisors may designate an area of the County as a revitalization area, if that area meets any of the criteria set forth in Section 404.1. Section 404.1(4) and Section 404.1(5) provide the following criteria, respectively:

2. "An area which is appropriate as an economic development area as defined in Section 403.17." [Section 403.17(10) provides that "economic development area" means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises or housing and residential development for low and moderate income families, including single or multi-family housing.]
3. "An area or an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing."

With the adoption of this Union County Urban Revitalization Plan (the "Plan"), the County is establishing the Union County Urban Revitalization Area (the "Area" or "Revitalization Area"), as described herein, as a revitalization area meeting the criteria of Section 404.1(4) and Section 404.1(5).

The Board of Supervisors has found 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 County and that the Revitalization Area substantially meets the criteria established in Section 404.1 of the *Code of Iowa* for a revitalization area.

B. DESCRIPTION OF THE AREA

The Union County Urban Revitalization Area includes the property legally described on Exhibit A attached hereto and made a part hereof.

A map of the Revitalization Area, as of the Plan's effective date, is attached hereto as Exhibit B.

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 residential development in the County. The objectives of this Plan include:

- Revitalizing the Area through the promotion of new construction on vacant land and the rehabilitation of existing structures;
- Increasing and stabilizing the County's tax base;
- Improving economic conditions in the County, by providing an incentive for private property owners that currently live and/or do business in the County, as well as for prospective businesses and individuals that may choose to live and/or locate in the County;
- Improving and increasing the housing opportunities in the County; and
- Enhancing the overall aesthetic and appearance of the County's properties.

D. EXISTING ZONING

The County does not have adopted zoning regulations.

E. EXISTING AND PROPOSED LAND USE

The land included within the Area as of the Plan's adoption is not currently being used, but is suitable for residential development.

New and expanded residential development, including improvements to and revitalization of existing residential structures, is proposed for the Revitalization Area, in accordance with the County's zoning ordinance(s).

F. PROPOSALS FOR EXPANDING COUNTY SERVICES

No extensions or upgrades to existing municipal services or infrastructure are currently planned as part of this Plan. As development and redevelopment within the Area warrants, municipal services within the Area will be expanded and improved, as needed and as financially feasible, to serve new and expanded development.

G. ELIGIBLE IMPROVEMENTS

Qualified Real Estate, as used in this Plan, means all real property that is assessed as residential; is located within the Revitalization Area; and to which Eligible Improvements have been added during the time the Area was designated as a revitalization area.

Eligible Improvements, as used in this Plan, means improvements to property, including (i) rehabilitation of and additions to any existing structures that increase the actual value of the

property by 10%, and (ii) new construction that increases the actual value of property by any percentage/amount.

Actual Value Added by Improvements, as used in this Plan, means the actual value added to the property's assessed valuation due to the Eligible Improvements as of the first year for which the exemption was received.

All improvements, in order to be considered Eligible Improvements, must be completed in conformance with all applicable ordinances and regulations for the County and must be completed during the time the Area is designated as a revitalization area.

H. TIME FRAME

The Area shall remain an urban revitalization area in which Qualified Real Estate is eligible for tax abatement under the terms of the Plan until the Area is repealed or terminated by action of the Board of Supervisors.

If at any time, in the opinion of the Board of Supervisors, the desired level of revitalization has been attained or economic conditions are such that the continued availability of the exemptions under this Plan would cease to be of benefit to the County, then the Board of Supervisors may terminate this Plan and repeal the ordinance establishing the Revitalization Area, pursuant to Section 404.7 of the *Code of Iowa*. In the event the Plan is terminated and the ordinance is repealed, all previously approved exemptions shall continue until their expiration. The County reserves the right to extend, amend, terminate, or repeal the Plan and/or the ordinance to the extent allowed by law.

I. EXEMPTIONS

Residential

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 \$75,000 in new value. The exemption is for a period of five (5) years.

J. APPLICATION PROCEDURES

Property owners must file an application, on the form provided by the County, for each new exemption claimed. The application shall be filed by the property owner with the Board of Supervisors by February 1 of the assessment year for which the exemption is first claimed, but not 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 is not limited to the following information:

- The nature of the improvement(s);

- The cost of the improvement(s);
- Estimated or actual completion date of the improvement(s); and
- The tenants that occupied the property on the date the County adopted the resolution adopting the Plan.

Property owners may submit a proposal for an improvement project to the Board of Supervisors to receive prior approval for eligibility for a tax exemption on the project. The Board of Supervisors shall give its prior 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 Board of Supervisors 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 under this Plan.

K. APPLICATION REVIEW

The Board of Supervisors shall, subject to review by the County Assessor, approve all applications submitted for approval if:

1. As determined by the Board of Supervisors, the improvements are in conformance with this Plan and all other legal requirements; and,
2. The improvements are on property located within the Area; and
3. The improvements were made during the time the Area was designated as a Revitalization Area (i.e., following the effective date of adoption of this Plan).

The Board of Supervisors will determine which exemption is applicable to the improvements (if any), subject to review by the County Assessor, based upon the terms of the Plan in effect when the application is reviewed and approved by the Board.

All approved applications shall be forwarded to the County Assessor by March 1 for review, pursuant to Iowa Code Section 404.5. The County Assessor shall make a physical review of all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the improvements and notify the applicant of the determination, which may be appealed to the local board of review pursuant to the provisions of the Iowa Code. After the initial tax exemption is granted, the 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 succeeding years.

L. OTHER SOURCES OF REVITALIZATION FUNDS

The County is not aware of a federal, state, or private grant or loan program that is permanently a source of funding for residential improvements in the Revitalization Area. However, it is not the intention of the County to prohibit the use of any other appropriate federal or state revitalization

or incentive programs within the Area. The Board of Supervisors encourages all property owners to investigate other public and private funding sources for improvements to real property, and to apply to those sources which are applicable to the types of improvements being proposed.

M. PROPERTY IN URBAN RENEWAL AREAS

The County may in the future establish one or more urban renewal areas that overlap with the Revitalization Area. Properties located within an urban renewal area now or in the future shall not be eligible for an exemption under this Plan without specific approval of the Board of Supervisors.

N. RELOCATION PROVISIONS

The County 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. However, if the relocation or displacement of a qualified tenant results from a property owner's action to qualify for a tax exemption under this Plan, upon the County's verification of such relocation or displacement, the County may require the property owner to compensate the qualified tenant for at least one month's rent and actual relocation expenses. A "qualified tenant" means the legal occupant of a residential dwelling unit which is located within the designated Revitalization Area and who has occupied the same dwelling unit continuously since one year prior to the adoption of this Plan.

O. EXISTING ASSESSED VALUATIONS AND OWNERS OF RECORD

A listing of the names and addresses of the owners of record for all real estate in the Area, along with the existing assessed valuations stated separately for land and buildings for the real estate, as of the date this Plan is adopted, is too voluminous to attach but is maintained in the office of the County Auditor.

P. EFFECTIVE DATE

This Plan shall be effective as of the date the ordinance establishing the Revitalization Area is published and effective.

EXHIBIT A
LEGAL DESCRIPTION OF UNION COUNTY URBAN REVITALIZATION AREA

Lot Numbered Twenty--five (25) in the Southwestern Subdivision of the North Half (N ½) of Section Fourteen (14), Township Seventy-two North, Range Thirty-one (31), West of the 5th P.M., in Union County, Iowa, EXCEPT the following described tract: Commencing at the Northwest corner of the Northwest Quarter (NW ¼) of Section Fourteen (14); thence South along the West line of the Northwest Quarter (NW ¼) a distance of One Thousand Eight Hundred Seventy-five and eight tenths (1,875.8) feet to the point of beginning; thence South Eighty-three degrees Forty-two minutes (83°42') East, a distance of Two Hundred Twenty-seven (227) feet; thence South Nineteen degrees Forty minutes (19°40') East to a point on the Northwesterly Right-of-Way of U.S. Highway 34, a distance of Three Hundred Eighty-one and Eighty-hundredths (381.80) feet; thence along said Right-of-Way, on a curved line concave Southeasterly having a radius of One Thousand Four Hundred Thirty-two and five-tenths (1,432.5) feet and a chord bearing South Thirty-nine degrees Twenty-three minutes (39°23') West a distance of Two Hundred Ten and Thirty-hundredths (210.30) feet; thence South Forty-five degrees Forty-four minutes (45°44') West, a distance of Thirty-nine and Ninety-five hundredths (39.95) feet; thence North Eighteen degrees Twenty-nine minutes (18°29') West, a distance of Six Hundred Six and Five Hundredths (606.05) feet to the point of beginning, containing two and thirty-nine hundredths (2.39) acres, more or less; AND EXCEPT Parcel "A" of Section 14-72-31 as recorded in Survey Book 3 at Page 242 of the Records of the Union County Recorder; AND EXCEPT Parcel "B" of Section 14-72-31 as recorded in Survey Book 4 at Page 260 of the Records of the Union County Recorder;

All of Lot Numbered Twenty-six (26);

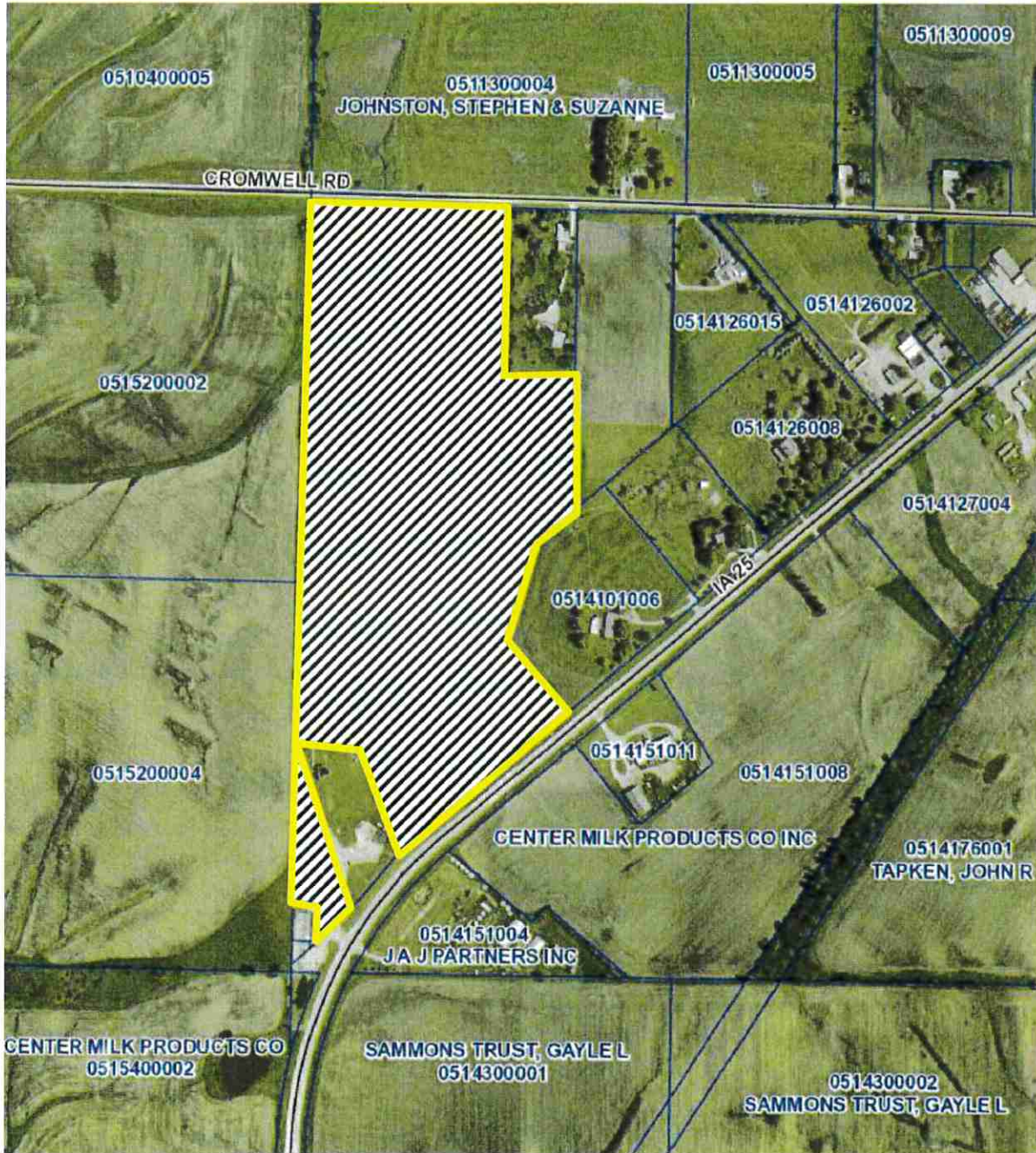
A Tract of Land in Lot Numbered Twenty-seven (27) of the Subdivision of Section Fourteen (14), Township Seventy-two (72) North, Range Thirty-one (31) West of the 5th P.M., in Union County, Iowa, described as follows: Commencing at the West corner of said Lot Twenty-seven (27), thence Northeasterly along the lot line 300 feet 1 ½ inches, thence in a Southerly direction to a point on the Southwest line of said Lot 200 feet 5 ½ inches Southeasterly of the said West corner of said Lot thence Northwesterly along the Lot line to the Place of Beginning, containing 30,081.27 square feet, more or less;

The West Three Hundred Thirty-eight (338) feet of Lot Numbered Thirty-three (33) EXCEPT the following described tract: Commencing at a point of juncture of the East line of the West 338 feet of Lot Numbered Thirty-three (33) in the Southwestern Sub-division of the North One-half (N ½) of Section Fourteen (14), Township Seventy-two (72) North, Range Thirty-one (31), West of the 5th P.M., in Union County, Iowa, with the Northwest line of Lot Numbered Twenty-seven (27) in said Sub-division, thence Southwest along the dividing line between said Lots 33 and 27 to the point of juncture of the West line of the East 239 ½ feet to the said West 338 feet of said Lot Numbered 33, thence North along the West line of said East 239 ½ feet of said West 338 feet of said Lot Numbered 33, 628 feet to the Point of Beginning, thence North 602 feet, more or less, to the North line of said Lot Numbered 33, thence East 239 ½ feet to the Northeast corner of the East 239 ½ feet of the West 338 feet of the said Lot Numbered 33, thence South 602 feet thence West 239 ½ feet to the point of beginning; AND

All of Lot Numbered Thirty-four (34);

All in the Southwestern Subdivision of the North Half (N ½) of Section Fourteen (14), Township Seventy-two North, Range Thirty-one (31) West of the 5th P.M., in Union County, Iowa, subject to any easements of record.

EXHIBIT B
MAP OF UNION COUNTY URBAN REVITALIZATION AREA



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Final Version