RESOLUTION NO. 22-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA GRANTING APPROVAL OF TAX ABATEMENT ON IMPROVEMENTS MADE TO REAL PROPERTY AT 4102 SOUTH 21ST STREET IN THE SOUTH POINTE URBAN REVITALIZATION AREA DURING THE 2022 TAX ASSESSMENT YEAR (2021 CALENDAR YEAR).

WHEREAS, the City Council has at its discretion the ability to approve tax abatement requests when improvements are made to real property within certain urban revitalization areas; and

WHEREAS, Donald P-Janice R Larsen Trust (Larsen Supply) has made such improvements by beginning construction on an 15,000 square feet building to accommodate company growth; and

WHEREAS, this development is addressed 4102 South 21st Street and is legally described as Lot 1, Rogers Auto Subdivision (parcel number 744411353002); and

WHEREAS, the building is owned by Donald P-Janice R Larsen Trust; and

WHEREAS, during the 2022 tax assessment year (2021 calendar year), eligible costs of $34,100 were incurred; and

WHEREAS, the tax abatement request pertains to property improvements located entirely within the boundaries of the South Pointe Revitalization Area; and

WHEREAS, said work is consistent with all applicable city ordinances and codes, the goals and objectives of the South Pointe Urban Revitalization Area and Section 404 of the Iowa Code; and

WHEREAS, the applicant has requested a 100% exemption for a three-year period as authorized under Iowa Code 404.3 and the South Pointe Urban Revitalization Area; and

WHEREAS, the tax abatement application and all necessary attachments have been reviewed and approved by the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED
BY THE
CITY COUNCIL OF THE
CITY OF COUNCIL BLUFFS, IOWA

The City Council hereby finds that the request for review of property tax abatement on improvements made to real property located at 4102 South 21st Street during the 2022 tax assessment year to be in compliance with the purpose and intent of the South Pointe Urban Revitalization Plan and that approval of tax abatement will be in the best interest of the City of Council Bluffs, Iowa.

BE IT FURTHER RESOLVED

That the City Council does hereby approve tax abatement for said project for the 2022 tax assessment year.

ADOPTED
AND
APPROVED February 14, 2022

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk