

Johnson County, Iowa

Naples Avenue Area Urban Revitalization Plan

November 2021

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1 - Findings and Intent

- 1.1 RESOLUTION OF NECESSITY. On October 7, 2021, the Board of Supervisors of Johnson County, Iowa, passed Resolution 10-07-21-01 which found that conditions as established in Section 404.1, *Code of Iowa*, requiring conservation, rehabilitation, redevelopment, and economic development measures exist in the Naples Avenue Area. The Board of Supervisors established the necessity to take action to halt and reverse said conditions in order to protect the health, safety, and welfare of the residents in the area and, therefore, resolved to create an Urban Revitalization Area in order to allow the incentives provided in Chapter 404, *Code of Iowa*, to be employed in the area.
- 1.2 INTENT. It is the intent of the Board of Supervisors of Johnson County, Iowa, to establish an urban revitalization area, to be known as Naples Avenue Area Urban Revitalization District (hereafter referred to as "Area") in accordance with the provisions established in Chapter 404, *Code of Iowa*, in order to allow for the utilization of tax abatement and the other programs conferred by this chapter in order to halt and reverse the conditions found in the area which require conservation, rehabilitation, redevelopment and economic development measures to be employed. This document is intended to be the plan of the Area and to serve as the guiding tool in the employment of the various incentives and programs conferred in Chapter 404, *Code of Iowa*.
- 1.3 PLAN OBJECTIVES. The objectives of this plan were developed by the Johnson County Board of Supervisors. Objectives for the Area include the following:
- 1) Creation of jobs and employment.
 - 2) Use available funding programs in conjunction with tax abatement.
 - 3) Economic development and/or growth in line with the Johnson County 2018 Comprehensive Plan.

This Plan shall outline the incentives which will be made available to property owners of eligible real estate, as conferred in Chapter 404, *Code of Iowa*, and as adopted by the Board of Supervisors of Johnson County, Iowa. Through the utilization of tax exemptions the County hopes to stimulate and improve the climate of industrial and business land uses in the Area.

2 - Property Information for the Area

- 2.1 DESCRIPTION OF AREA. The boundaries for the Area shall include all land area identified in the record books of Johnson County Auditor and as shown on the Area Map in Appendix A. They are legally described as follows:

LOT 1 OF SCOTT'S FIRST ADDITION, LOTS 2 AND 3 OF SCOTT'S SECOND ADDITION, LOT 1 OF SCOTT'S THIRD ADDITION, LOTS 1-7 OF SCOTT'S FOURTH ADDITION, LOTS 1 AND 2 OF SCOTT'S FIFTH ADDITION ALL IN JOHNSON COUNTY, IOWA.

- 2.2 DESCRIPTION OF REAL ESTATE IN THE AREA. Appendix B, incorporated herein by reference, is a list inclusive of all real estate parcels which exist in the Area at the time of its adoption. Information is provided for each real estate parcel located in the boundary Area which contains, at a minimum, information concerning the assessed valuation of the real estate by separating the valuation of land and improvements, along with the names and addresses of the last owners of record.
- 2.3 EXISTING ZONING CLASSIFICATIONS AND DISTRICT BOUNDARIES. The existing Johnson County zoning map for the Area is shown in Appendix C and is incorporated herein by reference.
- 2.4 EXISTING AND PROPOSED LAND USES. The primary use of land in the area at the time of adoption is for commercial and industrial purposes. The periphery of the area is surrounded by residential, agricultural, commercial, and industrial uses. The Future Land Use Map from the Johnson County 2018 Comprehensive Plan, which designates the Area as being in the City Fringe Land Use Category, is shown in Appendix D and incorporated herein by reference.

3 - Revitalization Program

- 3.1 PROPOSED SERVICE IMPROVEMENTS. The Board of Supervisors of Johnson County, Iowa may implement several service improvement projects in the Area over time, including road and drainage improvements as necessary.
- 3.2 APPLICABILITY. The following paragraphs establish the applicability of the revitalization programs and benefits to various property classifications, and land uses, in the Area:
- 1) Revitalization benefits in the Area are applicable to any property in the area classified or assessed as commercial or industrial or combinations thereof, on which eligibility requirements are met or exceeded. All revitalization projects must comply with local ordinances, including but not limited to zoning regulations and environmental standards, in effect at the time a project is initiated in order to be eligible for the benefits on the plan.
 - 2) 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 combinations thereof. Qualified real estate is defined in Section 404.3(8), *Code of Iowa*, and as found herein.
 - 3) The Naples Avenue Area Urban Revitalization District will remain a revitalization area for a period of five years from the adoption and enactment of the revitalization plan. However, if in the opinion of the Board of Supervisors of Johnson County, Iowa, the desired conservation, rehabilitation, development or redevelopment has been attained, or economic conditions are such that the continuation of the exemption granted by the County are no longer of benefit to the County, the Board of Supervisors of Johnson County, Iowa, may repeal the ordinance establishing the revitalization area before the expiration of the five year period. In such event of a repeal of the revitalization area, all existing exemptions

shall continue until their expiration. Conversely, if in the opinion of the Board of Supervisors of Johnson County, Iowa, the established goals and objectives of the revitalization plan have not been attained, the Board may, by resolution, extend the life of the revitalization area.

4 - Qualified Real Estate and Increase in Actual Value Requirements

- 4.1 QUALIFIED REAL ESTATE. As used in this plan, "Qualified Real Estate" means real property which is located in the designated revitalization area and to which improvements have been added during the time the area was so designated a revitalization area, which have increased the actual value by at least the percentage indicated in Section 4.4 below.
- 4.2 IMPROVEMENTS. As used in this plan, "Improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land which is classified or assessed as commercial or industrial.
- 4.3 ACTUAL VALUE ADDED BY THE IMPROVEMENTS. As used in 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.
- 4.4 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 fifteen percent (15%) as determined by the County Assessor.

5 - Relocation Plans

- 5.1 QUALIFIED TENANT. A "Qualified Tenant" as used in this plan shall mean the legal occupant of a residential dwelling unit, located within the Area, who has occupied the same dwelling unit continuously since one year prior to the County's adoption of the plan for the revitalization area, in accordance with Section 404.2, *Code of Iowa*. At the time of adoption, there are no qualified tenants, nor residential structures, within the Area.
- 5.2 RELOCATION PLAN. As established in Section 404.6, *Code of Iowa*, the Board of Supervisors of Johnson County, Iowa, 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 the benefits conferred by this plan, and Chapter 404, *Code of Iowa*. Relocation expenses shall be the responsibility of owners of said property where the displacement or necessity to relocate occurs, as condition for receiving a tax exemption or other allowable benefit under this plan, or Chapter 404, *Code of Iowa*.

6 - Tax Exemption

6.1 TAX EXEMPTION SCHEDULE. The following paragraph outlines the tax exemption schedule available to eligible properties which have met the increase in value added requirement. Tax exemptions are only available on that portion of actual valuation which is added by an improvement which was made during the time of the designation of the revitalization area. The exemption is as follows:

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

7 - Likely Funding Sources for Residential Improvements

7.1 GOVERNMENT ASSISTANCE PROGRAMS. The U.S. Department of Housing and Urban Development offers several grant and loan programs for improvement and construction of residential structures. The Community Development Block Grant program administered by the State of Iowa also has programs that fund residential improvements. Local assistance programs through the Eastern Iowa Council of Governments and/or Johnson County may be available at various times during the period of the revitalization area.

7.2 PROPERTY OWNER INVESTIGATION. At the time of adoption, there are no residential structures within the Area and therefore these programs will likely not be utilized for residential improvements. The Board of Supervisors of Johnson County, Iowa encourages all property owners to investigate funding sources for applicability to their property and proposed improvements.

8 - Application and Approval Process

8.1 APPLICATION FILING. An application shall be filed for each new exemption claimed. Applications shall be filed by the property owner for an exemption to be claimed with the Board of Supervisors of Johnson County, Iowa, by February 1 of the assessment year for which the exemption is first claimed, but in no instance later than the year in which all improvements included in the project are first assessed for taxation.

8.2 CONTENTS OF APPLICATION. The application shall contain, but not be limited to, the following information:

- 1) Name of applicant and property owner;
- 2) Applicant's mailing address and telephone number;
- 3) Nature of the improvement;
- 4) Cost of the improvement;
- 5) Estimated, or actual, date of completion;

6) Name(s) of the tenant that occupied the property on the date the County adopted the resolution referred to in Section 404.2(1), *Code of Iowa*; and

7) A copy of the most recent property tax statement.

8.3 BOARD OF SUPERVISORS' APPROVAL. The Board of Supervisors of Johnson County, Iowa shall approve the application, subject to review by the County Assessor in accordance with section 8.5 below, if the project:

1) Is in conformance with the revitalization plan;

2) Is located in the designated revitalization area; and

3) Improvements were made during the time the area was so designated as a revitalization area.

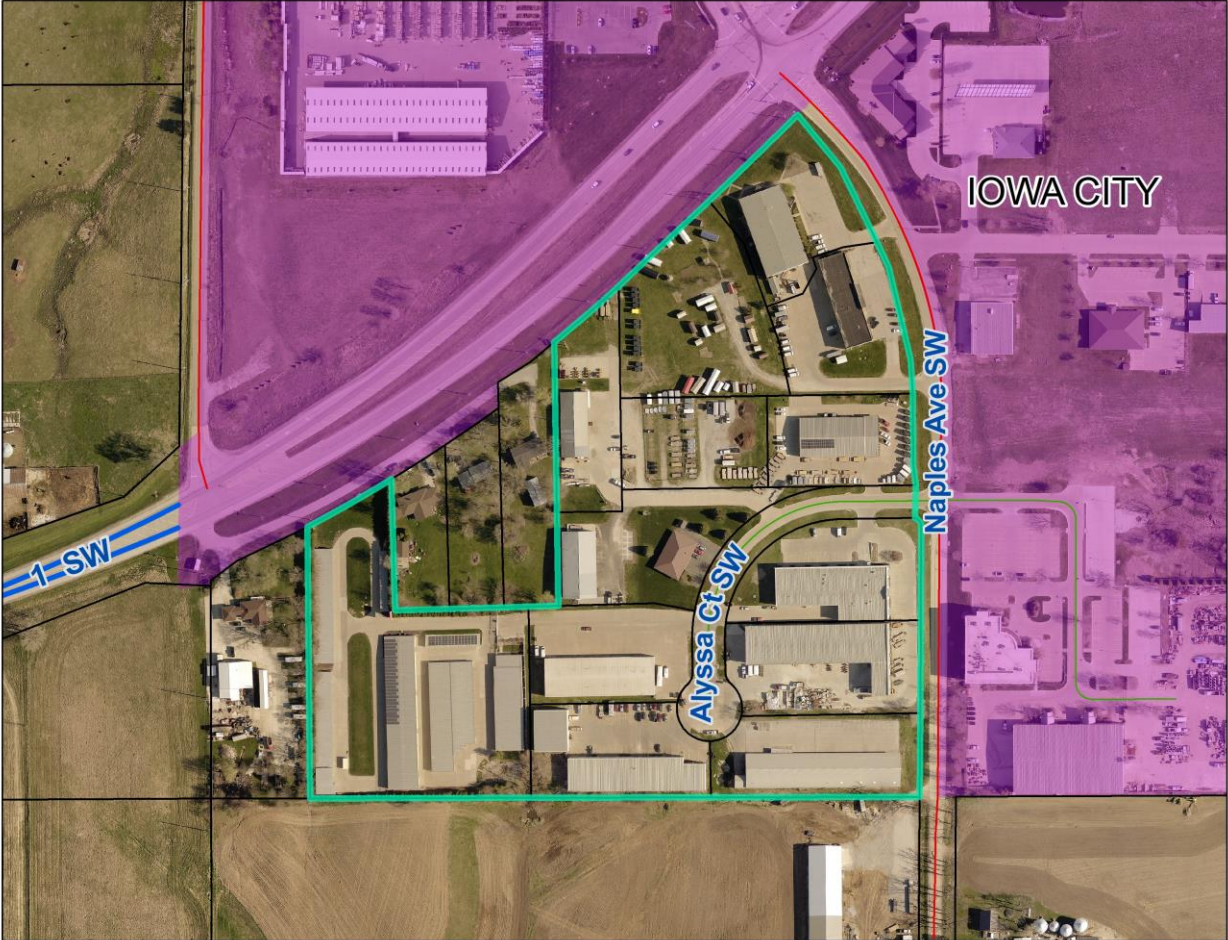
8.4 FORWARDING APPROVED APPLICATIONS. The Board of Supervisors of Johnson County, Iowa shall cause to have forwarded the approved applications to the County Assessor by March 1 of each year, along with a statement indicating the exemption schedule.

8.5 DETERMINATION BY COUNTY ASSESSOR. The County Assessor shall review each first-year application by making a physical review of the property, to determine if the improvements made actually increased the actual valuation of the qualified real estate by the fifteen percent (15%) requirement, as established herein. If the assessor determines that the actual value of the real estate has increased by at least the required percentage, the assessor shall proceed to determine the actual value of the property and certify the valuation determined pursuant to Section 4.4 above, or Chapter 404.3(8), *Code of Iowa*, to the County Auditor at the time of transmitting the assessment rolls.

8.6 NOTIFICATION BY ASSESSOR. The assessor shall notify the applicant of the determination, and the assessor's decision may be appealed to the local board of review at the times specified in Section 441.37, *Code of Iowa*.

8.7 YEARS SUCCEEDING EXEMPTION GRANT. After the tax exemption is granted, the local assessor shall continue to grant the tax exemption, with periodic physical review by the assessor, without applications for succeeding years of exemption schedule.

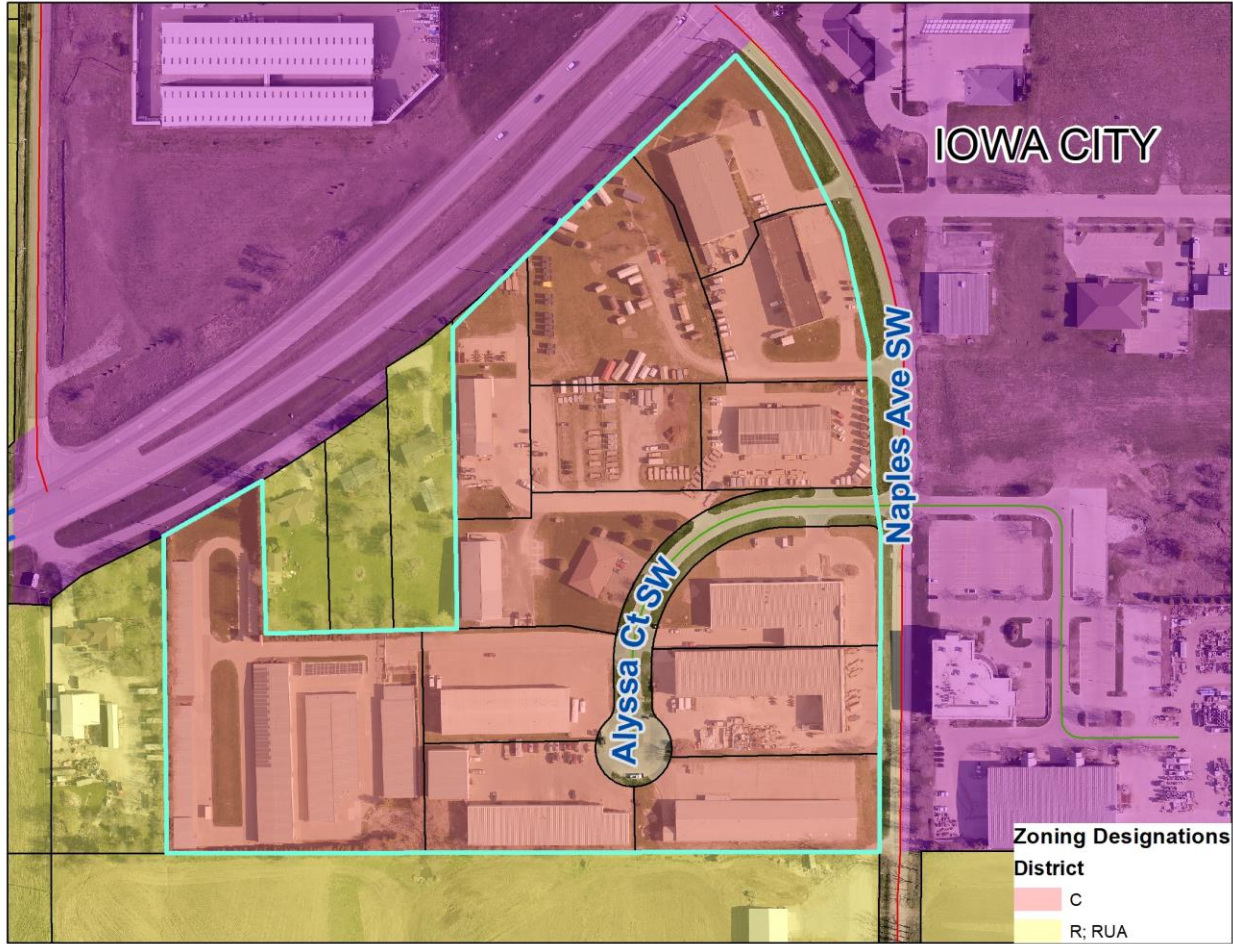
Appendix A: Naples Avenue Area Urban Revitalization District Map



Appendix B: Existing Parcel Information

Parcel Number	Owner	Owner Address	2021 Assessed Land Valuation	2021 Assessed Building Valuation
1020384001	2b Holdings, LLC	2636 Highway 1 SW, Iowa City, IA 52240	\$217,800	\$788,400
1020384002	2b Holdings, LLC	2636 Highway 1 SW, Iowa City, IA 52240	\$217,800	\$417,200
1020376002	Daniel and Jeanne Berg	4165 Alyssa Ct SW, Iowa City, IA 52240	\$322,300	\$0
1020378001	Daniel and Jeanne Berg	4165 Alyssa Ct SW, Iowa City, IA 52240	\$174,200	\$166,300
1020377002	Daniel Berg	2636 Highway 1 SW, Iowa City, IA 52240	\$181,200	\$5,600
1020377001	Daniel Berg	2636 Highway 1 SW, Iowa City, IA 52240	\$181,200	\$426,500
1020382005	Aejg Properties LLC	230 Brady St, Hills, IA 52235	\$20,000	\$70,000
1020380001	Go Low LLC	60 Lynx Ln, North Liberty, IA 52317	\$231,700	\$1,161,700
1020380002	Burdette A Maas	4186 Alyssa Ct SW, Iowa City, IA 52240	\$238,700	\$1,000,700
1020383008	Axial Industries Ltd	4192 Alyssa Ct SW, Unit A, Iowa City, IA 52240	\$20,000	\$77,400
1020380004	Cornerstone Capital Partners LLC	PO Box 310, Iowa City, IA 52240	\$216,100	\$959,000
1020380005	Burdette A Maas	4186 Alyssa Ct SW, Iowa City, IA 52240	\$212,600	\$526,700
1020380007	Red Dot Storage 148, LLC	PO Box 600, Boulder, CO 80306	\$688,200	\$2,129,400

Appendix C: Existing Zoning Classifications and Boundaries



Appendix D: Future Land Use Categories Map

