

URBAN REVITALIZATION PLAN
WAYNE COUNTY, IOWA
2024 WAYNE COUNTY URBAN REVITALIZATION AREA

JANUARY, 2025

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 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, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

Section 404.1 of the Code of Iowa provides that a board of supervisors may designate an area of the county as a revitalization area, if that area meets the following definition:

“An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety, or welfare.”

“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.”

“An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.”

“An area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.”

“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;” and

Section 404.2 of the Code of Iowa requires that a county prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

A. DESCRIPTION OF THE AREA AND MAP

The revitalization area shall be known as the 2024 Wayne County Urban Revitalization Area (the “Revitalization Area”) of Wayne County, Iowa (the “County”), and shall include certain real property more particularly described as follows:

The West 330’ of the SE ¼ NE ¼ & the NE ¼ NE ¼ exc the East ¾ of the South ½ of NE ¼ NE ¼ of Section 19; the N ½ of the NW ¼ NW ¼ Section 20 lying north & West of the Railroad right of way; the E ½ of the SE ¼ Section 18; the SW ¼ of Section 17 lying North & West of the Chicago, Rock Island, & Pacific Railroad right of way all in Township 70 North, Range 21 West of the Fifth P.M. in Wayne County, Iowa.

A map showing the real property to be included within the Revitalization Area is attached as Exhibit A.

B. DESIGNATION CRITERIA

In accordance with Section 404.1 of the Code of Iowa, the Board of Supervisors of the County has made the following determinations with respect to the Revitalization Area:

1. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa;
2. Economic development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the County, and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

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 commercial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, stabilizing and increasing the tax base, and providing overall aesthetic improvement.

D. PRESENT ZONING AND PROPOSED LAND USE

The property within the Revitalization Area is not currently covered by any zoning regulations or ordinances of the County. New and expanded development is proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING COUNTY SERVICES

The County 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 commercial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

Commercial Improvements. The construction of new commercial facilities.

a. Exemption: All qualified real estate assessed as commercial property is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of ten (10) years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

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

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 40% of the actual value added.

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

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

For the ninth year, an exemption from taxation on 20% of the actual value added.

For the tenth year, an exemption from taxation on 20% of the actual value added.

b. Minimum Assessment Agreement: Pursuant to Section 404.3C of the Code of Iowa, property owners submitting applications for Commercial Improvements must also enter into a written assessment agreement with the County and the Wayne County Assessor specifying a minimum actual value for the completed Commercial Improvements until a specified termination date and for the duration of the exemption period.

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 commercial improvements, the increase in actual value of the property must be at least 15%.

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

H. TIME FRAME

Eligibility for tax abatement under this plan will exist after the date of the adoption of the ordinance designating the Revitalization Area, until, in the opinion of the Board of Supervisors, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the County, in which case the Board of Supervisors may repeal the ordinance, pursuant to Section 404.7 of the Code of Iowa. In the event the ordinance is repealed, all exemptions granted prior to such repeal shall continue until their expiration.

I. APPLICATION PROCEDURES

An application shall be filed for each new exemption claimed. The property owner must apply to the County for an exemption by February 1st of the assessment year for which the exemption is first claimed. The application shall contain, but not be limited to, the following information: the nature of the improvement, its cost, and the estimated or actual date of completion of the improvement.

J. APPROVAL OF APPLICATIONS

The Board of Supervisors shall approve all applications submitted for completed projects if:

1. The project, as determined by the Board of Supervisors, is in conformance with this plan;
2. The project is located within the Revitalization Area; and
3. The improvements were made during the time the Revitalization Area was designated by ordinance as a revitalization area.

All approved applications shall be forwarded to the County Assessor for review, pursuant to Section 404.5 of the Code of Iowa. 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 Section 441.37 of the Code of Iowa. 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.

K. OTHER SOURCES OF REVITALIZATION FUNDS

The County 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 County to prohibit the use of other appropriate federal or state revitalization or incentive programs within the area.

L. 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.

M. OWNERS OF PROPERTY AND ASSESSED VALUATION

The names and addresses of the owners of the property located within the Revitalization Area and the assessed valuation of such property is set forth on Exhibit B attached hereto.

EXHIBIT A

MAP OF 2024 WAYNE COUNTY URBAN REVITALIZATION AREA

EXHIBIT B

NAME AND ADDRESSES OF THE OWNERS OF PROPERTY LOCATED WITHIN THE
REVITALIZATION AREA AND ASSESSED VALUATION

Wayne County Property Tax Parcel Identification Number	Property Owner	Address	Valuation
030G19200006	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	\$77,320
030G19200003	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	\$1,960
030G19200002	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	\$1,290
030H20100001	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030H20100007	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030G18400002	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030G18400004	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030H17300001	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030H17300004	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030H17300002	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030H17300005	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	
030H17300007	Heartland Co-op	2829 Westown Parkway, Suite 350, West Des Moines, Iowa	