



City Administrator & Staff Update

2023.01.13

- **Housing:** The Housing committee met on January 10th.
- **Tax Abatement:** The City of Burlington is in the process of updating their tax abatement program. They have decided that they can justify calling the entire city a blighted district. I'm not sure if this is appropriate, but it is an action that they make take at a public meeting. I have requested copies of the Urban Revitalization Plan and ordinance. If we are interested in being on an equal footing, we would have to do something similar. Pros and cons to doing this, but as a reminder TIF would still be an option, but you cannot use both TIF and Tax Abatement in the same area or on the same project. See attached.
- **Solar:** I met via Microsoft Teams with Alliant and Jeremy Hess on Wednesday to review solar programs and potential development related to IAAP.
- **Community Visioning:** Reminder that the community Visioning Workshop is coming up on February 18th. Attached is the flier and press release. Please help us to find participants!
- **Vacation:** Reminder that I am on vacation next week. I did get the WIFI package and will try to check email 1-2 time per day. Please contact Kelly if you need immediate assistance.
- **Legislature:** Property Tax Legislation: House File 1, introduced today: <https://www.legis.iowa.gov/legislation/BillBook?ga=90&ba=HF%201>
 - 103% limitation on valuation increase year over year (including after an equalization order), urban renewal becomes a general corporate purpose, and GO bonds for general corporate purposes require new published notices, including mailed notice to every property owner in the city in advance of the referendum. Plus, the city would have to raise 10% of the estimated cost of the project before going to a vote.
- **Solar:** Alliant does have potential project that they have submitted to IAAP for approval and would be 2-300 acres along 406 and then heading south along the hospital towards the WWTP. The project has not been approved to date.
 - Alliant also has a customer hosted program where they lease land from the city. There is a 200 minimum load and projects tend to be between 1 to 16 acres. A combination of land and rooftop could be used depending on the location. We have no responsibility for the project – Alliant owns and maintains. Roughly 5 acres provides for a lease of \$409-50,000 per year.

IT (Newberry)

- This week is getting caught up on weekly maintenance since it has been lacking the past few weeks. Restoring backups is important to ensure that they are not corrupt that has been accomplished. We also had an issue with the antivirus producing a false positive and deleting a file that was important to Panasonic Arbitrator (Our police video server) and so I spent all Monday going around and reinstalling that software and added it to the exclusion list within the antivirus. It is going to take a couple of weeks, but I want to work on re-cabling my server rack. It doesn't look like I will get to it this week, but I did come in on Sunday to move things in the rack to avoid disruptions during the week. I am also using down time to study for my upcoming test in February. I am trying to take an online class to save some money instead of going to Florida in person. I hope it works out as this could be future opportunities for savings. Any other questions please let me know by emailing me or by phone.

Police (Logan)

- I had the following emails are from John Mercer who is Director of Facilities at Southeast Iowa Regional Medical Center and Todd Chelf, General Counsel/Legal. I did message Mr. Mercer back and thanked him for the kind words and appreciated the working environment that is shown towards us anytime we go out for anything at the Hospital. Not very often do we have any issues with any staff at Southeast Iowa Regional Medical Center.

Chief Logan,

On behalf of Great River Health, I want to send my sincere thanks for the job that Tyler Mettler did assisting us with a volatile situation in our ICU over the past week and a half. He responded in a timely manner when we needed him at least twice and was here for an extended amount of time. Never complained, listened to what we needed and just overall did a great job.

Ringo Covert has also been an outstanding person to work with on many different situations.

I appreciate the great partnership we have with you and all the officers of the West Burlington Police Department. You and your staff have always been very helpful.

Thanks again and have a great day.

John E. Mercer BA CHFM | Director of Facilities
Southeast Iowa Regional Medical Center

Chief Logan,

I would echo John's words. Officer Mettler performed admirably last night. His presences defused what could have been a volatile situation. I have known Tyler for a long time, and I am very proud of the officer he has become, and you should be as well.

Thank you,

Todd E. Chelf
General Counsel | Legal
Great River Health

- Office Schlueter and Officer McCampbell went to Mt. Pleasant to participant in a Job Fair that was held at the Army National Guard. There were 45 other companies at this Job Fair. I spoke with both Officers when they got back, and they learned a lot what we could do better next time. They also stated they are looking at going to Job Fairs that are participating at colleges in the area. I believe that would be more our target range of applicants. They had a few interests, but the quality was not there.
- Here are the stats that Councilman Johnson asked about last week. These are all the reports that we did over the years. They do not account for all the calls that we go on throughout the year that we do not do reports on. I am unable to track the total calls at this time, but when we get into the new system, we should be able to start tracking all calls once again.
 - 2018 - 761
 - 2019 – 773
 - 2020 – 637
 - 2021 – 673
 - 2022 – 719

Building/Fire (Ryan)

- Nuisances – Vehicle in yard at 321 Ramsey – a letter/notice was sent last week and spoke to them in person. Car is still there unfortunately.
- Building Permits and Licenses: Have two businesses without licenses. One just opened at the old CARS location, the other is located in the mall. Will be speaking with to get them into compliance.
- Code Review – Reviewing plans for Menards storage.
- Rental Inspections –
- Alcohol -
- Additional:
- Fire Dept –
 - FFs are doing their physicals (have until March 31 to complete).
 - Mandatory Blood Borne and OSHA SCBA training completed.

- Took phone call on where our FD response area limits are for insurance purposes.
- Awaiting feedback on potentially selling Rescue.
- 911 Board meeting on 1/10 – will be commissioning a study to review current and future operability and capabilities of current system, with recommendations on expanding or replacing the entire county radio system. Reviewed 23/24 budget for 911 and will be moving forward with its notice for public hearing and approval.

Public Works (Brissey)

- Water lab
- Sewer lab
- Lift station rounds
- Parks and Broadway trash and recycling
- Locates.
- Service trucks and Squad cars
- Maintenance and clean up at sewer plant
- Working on new budge
- Still working on issues with water tower.
- Sign maintenance
- Cleaning up at sewer plant
- Hauling sand and rock
- Started repairs on jet truck getting more parts
- Patching
- Working on sewer between Vernon and Melville Street backed up found lot of non-flushable wipes in pipe and manhole. We are having it televised and talking to all residents involved. Waiting on video to go over it.
- VFD at south lift isn't going to be covered by warranty waiting on price
- Waiting on Mississippi valley pump on 4 pool pumps, 1 pump in west 3 lift station and 1 pump in east lift station.
- Trimming brush along retention pond on Huston Street.



PRESS RELEASE

FOR IMMEDIATE RELEASE

West Burlington kicks off 2023 Community Visioning Program

West Burlington, IA – January 9, 2023 - West Burlington is participating in the 2023 Iowa's Living Roadways Community Visioning Program. Community Visioning is a transportation enhancement planning process that serves Iowa communities under 10,000 in population.

The program helps community volunteers envision aesthetic and ecological improvements along roadsides and related landscapes by blending environmental stewardship with community improvement projects. West Burlington is one of ten communities selected to participate in this award-winning program.

At its first two meetings, the West Burlington visioning committee learned public involvement techniques that they will use in the visioning process to assess local resources and identify community needs. The information gathered will be used to develop a transportation concept plan.

The next step in the process will be to hold a Focus Group workshop on Saturday, February 18th, 2023, at West Burlington City Hall, 122 Broadway Street. Residents will be invited to share their ideas regarding transportation opportunities and needs in West Burlington in a small group setting.

The workshop will consist of six focus groups for each of the following demographics: steering committee members, older adults (65 years old and older), those with limited mobility, active recreationists, parents, and children (6 years old and older). Each focus group will take approximately one hour.

To participate in one of the focus groups, go to <https://www.communityvisioning.org/west-burlington/> and click on "Public Input."

For further information about participating in a focus group or the overall visioning process, please contact us:

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The Iowa's Living Roadways Community Visioning Program is sponsored by the Iowa Department of Transportation in partnership with Iowa State University Extension Landscape Architecture and Trees Forever, an Iowa-based nonprofit organization with a mission to plant trees and care for the environment.

LOCAL NEWS

School choice, property tax legislation top of leaders' minds entering 2023 session

By BOB OPSAL, JANUARY 9, 2022 4:30 PM



Republicans on Monday kicked off their seventh straight year of holding a trifecta in the Iowa Statehouse, with leaders promising action on property tax policy and "school choice" legislation during the 2023 session.

Leaders of the majority party had reason to celebrate as the Iowa House and Senate assembled Monday. Republicans gained a supermajority in the Senate and won four more seats in the House, in addition to keeping hold of the governorship. Other Republican victors, including U.S. Sen. Chuck Grassley and U.S. Reps. Zach Nunn and Mariamne Miller-Meeke joined the newest class of legislators on the House floor as they were sworn in.

"Let's not lose track of what we've done that got us here. That we worked together to pass historic tax cuts to rein in spending and to raise our national profile," Gov. Kim Reynolds said during a GOP breakfast before the legislative session began. "We have protected life and our Second Amendment. We've kept our promise to Iowans."

As GOP legislative leaders addressed their colleagues in opening day speeches, they also cited policy wins from previous years, from the return to in-person teaching during the COVID-19 pandemic to income tax cuts.

They also laid out priority agenda items for the upcoming legislative session: education reform, property tax cuts and steps to address Iowa's workforce shortage.

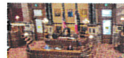
Republicans call for more parental rights in education

Senate Majority Leader Jack Whittier said in addition to continuing the Legislature's trend of tax cuts, Republicans will focus on education and workforce policy.

In his address to the Senate, Whittier said parents deserve to have a larger say in their children's education, including which schools their children attend and what they're being taught.

The Iowa Senate twice passed legislation backed by Reynolds that would put public funds toward private school scholarships for Iowa students. The bill died in the House in both 2021 and 2022 because of insufficient support among Republicans. Some conservatives representing rural areas said the legislation would not help educational opportunities for students in their districts, which often do not have any private schools.

"It is good to have a choice in preschools, and community colleges, and apprenticeships, and four-year colleges and universities, then Iowa K-12 parents and students should have the choice to choose the school best for their family," Whittier said.



Senate President Amy Sinclair, R-Allerton, said Iowa's budget shows that Republicans prioritize education. Sinclair, who formerly served as chair of the Senate Education Committee, said Republicans have continuously increased and improved K-12 education in Iowa. In 2022, Republicans will continue their work on the "Parental Bill of Rights" and making sure alternatives to public schools are available to families regardless of income.

"All our families should have the opportunity to send their children to the school that best meets their needs and reflects their family's values and moral fiber," Sinclair said. "This should not be exclusive to families with the financial means to pay for tuition or transportation, or for those whose families can afford to move to a better ZIP code."

In the House, Speaker Pat Grady and Majority Leader Matt Wineschil spent less time talking about education reform than their Senate counterparts, but reaffirmed their commitment to taking action this year. The House formed an Education Reform Committee, separate from the Education Committee, which plans to take up "school choice" legislation.

"While (private school scholarships) are an important part of that discussion, we believe it is just a part of the much broader reforms that we will see with a variety of policy ideas, some of which will look familiar to last session," Grady said.

Tackling workforce shortages

Both Grady and Whittier said their caucuses plan to pursue legislation to help address Iowa's workforce shortages. This could mean further changes to Iowa's unemployment system: the Legislature cut unemployment benefits by 10 weeks in 2022, as well as lowering the benefit's salary threshold to compel Iowans to accept a new position or lose benefits sooner.

According to the most recent [Iowa Workforce Development report](#), Iowa has almost 79,000 open jobs as of November, with Iowa's unemployment rate at 3.1%.

Whittier said Republicans will continue to work on changes to Iowa's tax and unemployment systems.

"We will continue to work on reforms to get more Iowans into the workforce," Whittier said. "A tax code that incentivizes work, equipping Iowans with skills they need for those opportunities, and ensuring public assistance programs focus on those Iowans most in need are all policy goals we will continue to pursue."

But Democrats say the workforce shortage can only be addressed through more investment in public services, not cuts. Senate Minority Leader Zach Walsh said problems like the state's lack of child care and health care providers keep Iowans out of the workforce, and Iowa needs to do more to attract people to the state.

"Our biggest employers are saying the same thing: this crisis will only be solved by welcoming more folks to build a life here in Iowa, and stay here in Iowa," Walsh said.

Property tax reform to come

At the legislative breakfast, Republican leaders also cited "historic" tax cuts as a reason for their midterm victories. Last session, the Legislature passed a plan which gradually decreases the income tax to 3.9% by the tax year 2026, and which eliminates retirement income tax in tax year 2023.

This year, GOP legislators say their attention will be on property taxes. The Legislature does not have control over property tax rates – those are set by local entities. What Iowa legislators can change are the rules surrounding property taxes. Grady said the House will look at ways to put "the taxpayer in the driver's seat."

"We need more common sense accountability for Iowans' tax dollars," Grady said. "We can pass several reforms to ensure the dollars we allocate in the state's budget are actually making it to where they're intended to go."

While Democrats said they want to provide relief to middle- and low-income Iowans struggling with high property taxes, some expressed concerns that these cuts could take away funding from needed local services. But Whittier said local entities should look to the Iowa state government for an example of how to manage their budgets with less taxpayer funds.

"We have shown over the last several years that it is possible to fund priorities in a responsible manner, budget sustainably, and still pass historic tax reforms," Whittier said. "This example should be a model for local governments on how to be good stewards of taxpayer dollars and invest in our state and its people."

Condition of the state

The governor will present her own policy goals for the upcoming session in her Condition of the State address at 6 p.m. Tuesday.

Iowa PBS will broadcast the speech on the statewide station, in addition to hosting livestreams on its website and social media pages. Following Reynolds' remarks, Walsh and House Minority Leader Jennifer Kosruff will provide a Democratic response.



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BOB OPSAL is a senior reporter for the Iowa Capital Dispatch, covering state government and politics. He has been reporting on Iowa politics for over 20 years.

He has covered the careers of several Iowa governors, including Jim Owens, Robert Ray, and Robert Taylor. He has also covered the careers of several U.S. senators, including Chuck Grassley and Tom Harkin.

He has written several books, including "The Iowa Story" and "The Iowa Politics Book." He is also a frequent speaker at political events.

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Iowa's congressional candidates answer questions

By BOB OPSAL, JANUARY 9, 2022

As the Iowa House and Senate assembled Monday, legislators from both chambers answered questions from reporters about their priorities for the upcoming session.

House Speaker Pat Grady said his top priority is to pass the "Parental Bill of Rights," which would give parents more control over their children's education.

Senate President Amy Sinclair said her top priority is to pass the "Parental Bill of Rights" and to continue to work on education reform.

Gov. Kim Reynolds said his top priority is to pass the "Parental Bill of Rights" and to continue to work on education reform.

U.S. Sen. Chuck Grassley said his top priority is to pass the "Parental Bill of Rights" and to continue to work on education reform.

U.S. Rep. Zach Nunn said his top priority is to pass the "Parental Bill of Rights" and to continue to work on education reform.

U.S. Rep. Mariamne Miller-Meeke said her top priority is to pass the "Parental Bill of Rights" and to continue to work on education reform.

U.S. Rep. Tom Latham said his top priority is to pass the "Parental Bill of Rights" and to continue to work on education reform.

U.S. Rep. Steve King said his top priority is to pass the "Parental Bill of Rights" and to continue to work on education reform.



Iowa's State of the Union address

By BOB OPSAL, JANUARY 9, 2022

Gov. Kim Reynolds will deliver the State of the Union address to the Iowa House and Senate on Tuesday night.

The address will be the first since Reynolds took office in January 2019.

Reynolds will outline his vision for the state and his priorities for the upcoming session.

He will also address the challenges facing the state and the people of Iowa.

The address will be broadcast on Iowa PBS and livestreamed on the Iowa PBS website.

It will also be available on YouTube and Facebook.

Reynolds will be joined by his family and other members of his administration.

The address will be a significant event in the state's political calendar.

It will provide an opportunity for Reynolds to share his vision for the state with the people of Iowa.



Restaurant inspection update: Strong, robust economy, mild

By BOB OPSAL, JANUARY 9, 2022

The Iowa Department of Health and Human Services (DHHS) has released its annual report on the state's economy and workforce.

The report shows that the state's economy is strong and robust, with a low unemployment rate and a growing workforce.

The report also shows that the state's workforce is well-educated and skilled, with a high percentage of workers holding postsecondary degrees.

The report highlights the state's strengths in manufacturing, agriculture, and technology.

The report also identifies areas where the state needs to improve, such as in the areas of child care and health care.

The report will be used by policymakers to guide the state's economic and workforce development efforts.

The report is available on the DHHS website.

For more information, contact the DHHS at [763-288-1111](#).

For more information, contact the DHHS at [763-288-1111](#).

AMENDED AND RESTATED URBAN REVITALIZATION PLAN

CITY OF BURLINGTON, IOWA
BURLINGTON URBAN REVITALIZATION AREA

JANUARY 17, 2023

INTRODUCTION

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, (the "Act") 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 new construction which might not otherwise occur.

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 is any of the following:

"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."

Section 404.2 of the Code of Iowa requires that a city 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 Burlington Urban Revitalization Area (the "Revitalization Area"), and the legal description of real property to be included within the Revitalization Area is as follows:

All real property situated within the incorporated municipal limits of the City of Burlington, Des Moines County, State of Iowa as of January 1, 2023.

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 Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. The property situated in the Revitalization Area is 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; and

2. 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; and

3. The Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential, including single or multifamily housing; and

4. The rehabilitation, redevelopment, economic development and promotion of housing and residential, commercial or industrial development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City 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 residential, and commercial development in the Revitalization Area. Planning goals include revitalizing the area through the promotion of new construction on vacant land, rehabilitation of existing residential and commercial property, 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 zoned for residential, commercial and industrial purposes, and new and expanded residential and commercial development is proposed in the Revitalization Area.

E. PROPOSALS FOR EXPANDING CITY SERVICES

The City 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 residential and commercial development.

F. ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

1. **Residential Improvements (Single Family).** The construction of new residential facilities and the rehabilitation of and the construction of additions to existing residential facilities.

Exemption: All qualified real estate assessed as residential property, excluding property classified as residential property under Section 441.21, subsection 14, paragraph “a”, subparagraph (6) of the Code of Iowa, is eligible to receive an exemption from taxation for a period of ten (10) years, as follows:

For the first through seventh years, an exemption from taxation on 100% of the actual value added.

For the eighth through tenth years, an exemption from taxation on 90% of the actual value added.

2. **Residential Improvements (Multifamily).** The construction of new residential facilities and the rehabilitation of and construction of additions to existing residential facilities if such residential facilities contain three (3) or more separate dwelling units.

Exemption: All qualified real estate assessed as residential property under Section 441.21, subsection 14, paragraph “a”, subparagraph (6) of the Code of Iowa, is eligible to receive an exemption from taxation for a period of ten (10) years, as follows:

For the first through seventh years, an exemption from taxation on 100% of the actual value added.

For the eighth through tenth years, an exemption from taxation on 90% of the actual value added.

3. **Commercial Improvements.**

a. **Exemption.** The construction of new commercial facilities and the rehabilitation of and construction of additions to existing commercial facilities.

Exemption: At the option of the property owner submitting an application for exemption pursuant to Section I of this plan, all qualified real estate assessed as commercial property is eligible to receive one of the following exemptions from taxation:

A. For a period of three years on 100% of the actual value added by the improvements; or

B. A partial exemption from taxation for a period of ten 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. Limitation for commercial retail establishments: The exemption from taxation set forth in Section F.3.a shall be limited to the first \$5,000,000 of actual value added for all qualified real estate assessed as commercial and utilized for retail purposes. For purposes of this Urban Revitalization Plan, "retail purposes" shall mean **[insert definition of retail purposes]**.

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 residential improvements, the increase in actual value of the property must be at least 10%. 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 City of Burlington, 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 City Council, 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 City, in which case the City Council 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 City 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 City Council shall approve all applications submitted for completed projects if:

1. The project, as determined by the City Council, 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 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.

L. 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.

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.

N. REVITALIZATION AREA ALSO INCLUDED IN BURLINGTON URBAN RENEWAL AREA

A portion of the real property in the Revitalization Area has also been included in the City's existing urban renewal areas established pursuant to the Urban Renewal Act, Chapter 403 of the Code of Iowa. The City Council reserves the right to deny any application for tax abatement made pursuant to this Urban Revitalization Plan for the reason that the City Council has determined that the property for which the abatement is sought is involved in an urban renewal project of the City. Further, properties from which incremental property tax revenues have been pledged for the payment of bonds, notes, contracts or other urban renewal obligations of the City are ineligible for tax exemption under Section F of this Plan.

EXHIBIT A

MAP OF PROPERTY IN BURLINGTON URBAN REVITALIZATION AREA

EXHIBIT B

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