



GRINNELL PLANNING COMMITTEE REGULAR SESSION MEETING
MONDAY, AUGUST 3, 2026, AT 6:15 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/99391912663?PWD=NTTVEQRLF50DMBXGADS
Q08KENUXQCY.1](https://zoom.us/j/99391912663?pwd=NTTVEQRLF50DMBXGADSQ08KENUXQCY.1)

MEETING ID: 993 9191 2663
PASSCODE: 768168

TENTATIVE AGENDA

A. Roll Call:

B. Perfecting and Approval of Agenda:

C. Committee Business:

1. Consider approval of a resolution approving a tax exemption request for the property at 500 Pearl Street. (See Resolution No. 2026-124)
2. Discuss Thriving Iowa award ceremony and possible housing project parameters to present to developers.

D. Inquiries: Public Comment

Visitors may address the Council/Board at this time; however, comments will be limited to 2 minutes. As per Iowa's Open Meetings Law, Council/Board can only listen during public comments and cannot take any action on items that are not posted on the agenda. Council may take issues under advisement and if needed refer them to a department head, Mayor's committee, or add them to a future agenda.

E. Adjourn:

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (641) 236-2600 or adevig@grinnelliowa.gov, no fewer than two business days prior to the meeting to enable the City of Grinnell to make reasonable arrangements to assure accessibility or language assistance for the meeting.

RESOLUTION NO. 2026-124

A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO AMENDED AND RESTATE CONSOLIDATED URBAN REVITALIZATION PLAN (Jeff and Carol Oliver, 500 Pearl Street)

BE IT RESOLVED by the Grinnell City Council that the improvement project as listed below meets the requirements to qualify for tax exemption as stated in Grinnell Urban Revitalization Plan, and

BE IT FURTHER RESOLVED that tax exemptions are subject to review by the Poweshiek County Assessor and that exemptions are not valid until improvements are completed.

NOW, THEREFORE, BE IT RESOLVED that the Application for Urban Revitalization tax exemption as submitted for the following property is approved by the Grinnell City Council:

Urban Revitalization: Jeff and Carol Oliver, 500 Pearl Street

Property Assessed as Residential - Located within 2013 Central Subarea: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

PASSED AND APPROVED THIS 3rd day of August 2026.

Sam Cox, Mayor

Attest:

Alyssa Devig, City Clerk/Finance Director

**APPLICATION FOR TAX ABATEMENT
UNDER CITY OF GRINNELL'S
AMENDED AND RESTATED CONSOLIDATED URBAN REVITALIZATION PLAN**

The City of Grinnell's Amended and Restated Consolidated Urban Revitalization Plan allows for the following property tax exemptions for actual value added by eligible improvements constructed on qualified properties located in the consolidated Grinnell Urban Revitalization Area:

Property Assessed as Residential: 100% exemption from taxation on the first \$75,000 of actual value added by the eligible improvements, for a period of 5 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

✓ Property Assessed as Residential – Located within 2013 Central Subarea: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

Property Assessed as Residential with 3+ Separate Dwelling Units: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

Property Assessed as Commercial: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 3 years

 Abandoned Property: Property owner may select one of two available exemption schedules: (a) declining percentage exemption from taxation on the actual value added by the eligible improvements, over a period of 15 years; or (b) 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 5 years.

Select One:



First-Year Application for Completed Improvements

(must be filed with the City by February 1st of the assessment year for which the exemption is first claimed, not later than the year in which the improvements are first assessed for taxation or the following two assessment years)



Application for Prior Approval for Intended Improvements

(for conditional approval under the current exemption schedules; final eligibility is subject to completion of eligible improvements and filing of first-year application by February 1 of the first assessment year after completion of improvements)

PROPERTY FOR WHICH APPLICATION IS SUBMITTED:

Property Address: 500 Pearl Street, Grinnell, IA

Legal Description (if known): Arbor Lake Lots 17+18 Block 1

Property Assessment Category: ☒ Residential ☐ Residential with 3+ Separate Dwelling Units



Commercial



Other: _____

If Property qualifies as "Abandoned Property," identify the exemption schedule applied for:



100% of actual value added by improvements exempt from taxation, for 5 years



Declining percentage of actual value added by improvements exempt from taxation, over 15 years

(Year 1 - 80% of actual value added exempt from taxation, Year 2 - 75%, Year 3 - 70%, Year 4 - 65%, Year 5 - 60%, Year 6 - 55%, Year 7 - 50%, Year 8 - 45%, Year 9 - 40%, Year 10 - 35%, Year 11 - 30%, Year 12 - 25%, Year 13 - 20%, Year 14 - 20%, Year 15 - 20%)

Tenants Occupying Property at time of Original Plan Adoption (if any/if known): _____

IMPROVEMENTS FOR WHICH APPLICATION IS SUBMITTED:

Select one: ☒ **New Construction** ☐ **Improvements to Existing Structure**

Describe Improvements: Built a new 976 sq ft home w/ 2+ car garage
Attach copies of any issued building permit(s).

Estimated or Actual Date of Completion: 10 / 01 / 2024 (unsure)

Estimated or Actual Cost of Improvements: \$ 769,000

PROPERTY OWNER SUBMITTING APPLICATION:

Name of Property Owner/Title Holder: Jeff + Carol Oliver

Address of Owner (if different than above): _____

Phone Number (to be reached during business hours): (641) 990-7503 (Carol)

Email Address: _____

Print Name of Property Owner: Jeff + Carol Oliver

Signature: Carol Oliver Date: 7-21-24

If Property Owner is an entity:

Print Name of Signatory: _____

Signatory title/position: _____

This application summarizes the Urban Revitalization Plan terms. For complete information, request a copy of the Amended and Restated Consolidated Urban Revitalization Plan, from GRINNELL City Hall. In the event of any inconsistency, the Plan terms shall control.

FOLLOWING SECTIONS TO BE COMPLETED BY CITY/COUNTY:	
CITY COUNCIL REVIEW:	☐ PRIOR APPROVAL Application (if applicable) Approved by Resolution No. _____ adopted by City Council on ____/____/20____
	☐ FIRST YEAR Application (required) Approved by Resolution No. _____ adopted by City Council on ____/____/20____
	☐ Application Denied – Reason: _____
	Mayor's Signature: _____

	Attest by City Clerk: _____
COUNTY ASSESSOR REVIEW:	Prior Building/Improvements Assessed Value: \$ _____ Assessed Value with New Improvements: \$ _____ Percentage Increase in Assessed Value: _____ % _____ Eligible under Plan _____ Not Eligible under Plan Assessor's Signature: _____ Date: _____

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CITY OF GRINNELL

520 4th Avenue
Grinnell, IA 50112-2043
641-236-2600 FAX 641-236-2626

NEW RESIDENTIAL BUILDING PERMIT

PERMIT #:	20170352	DATE ISSUED:	6/02/2017
JOB ADDRESS:	500 PEARL ST	LOT #:	17 & 18
PARCEL ID:	180-07495000	BLK #:	1
ADDITION:	ARBOR LAKE	ZONING:	R-3
TOWNSHIP:	80	RANGE:	16
SECTION:	17		
ISSUED TO:	JEFF & CAROL OLIVER	CONTRACTOR:	JEFF & CAROL OLIVER
ADDRESS:	500 PEARL ST	ADDRESS:	500 PEARL ST
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	GRINNELL IA 50112
PHONE:	641-990-6630	PHONE:	
PROP. USE:	SINGLE-FAMILY RESIDENCE	OCCP TYPE:	R-3 ONE/TWO FAMILY
VALUATION:	\$ 120,000.00	CNST TYPE:	VB
SQ FT:	965.00		
SCOPE OF WORK: BUILDING A NEW SINGLE STORY HOME.			

DESCRIPTION	CONTRACTOR	AMOUNT
NEW RESIDENTIAL BUILDING	JEFF & CAROL OLIVER	\$ 1,438.58
ELECTRICAL	JEFF & CAROL OLIVER	\$ 0.00
MECHANICAL	JEFF & CAROL OLIVER	\$ 0.00
PLUMBING	JEFF & CAROL OLIVER	\$ 0.00
TOTAL		\$ 1,438.58

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

THE BELOW SIGNED ACKNOWLEDGES CITY COUNCIL APPROVAL IS NEEDED PRIOR TO CONSTRUCTION FOR ANY URBAN REVITALIZATION TAX EXEMPTION.

Carol Oliver
(SIGNATURE OF CONTRACTOR OR PROPERTY OWNER/AGENT)

6-2-17
DATE

Duane Jeff
(APPROVED BY)

6-2-17
DATE

Rec # 00313644

Certificate of Occupancy

City of Grinnell

This project has been inspected for conformance with the applicable codes in force when this project was constructed and is hereby deemed to be in compliance therewith.

Use and Occupancy R-3: SINGLE FAMILY RESIDENCE Certificate No. 20170352

Type of Construction: V-B Zoning R-3: MULTI-FAMILY RESIDENTIAL

Name of Owner: JEFF AND CAROL OLIVER Design Occupant Load: N/A

Building Address 500 PEARL ST Sprinklers Required: NO

Special Stipulations: COMPLETION OF FRONT STEPS


Building Official, City of Grinnell

Date: 4-29-2024



CITY OF GRINNELL

520 4th Avenue
Grinnell, IA 50112-2043
641-236-2600 FAX 641-236-2626

RESIDENTIAL ACCESSORY BUILDING PERMIT

PERMIT #:	20260238	DATE ISSUED:	3/23/2026
JOB ADDRESS:	500 PEARL ST	LOT #:	17 & 18
PARCEL ID:	180-07495000	BLK #:	1
ADDITION:	ARBOR LAKE	ZONING:	R-3
TOWNSHIP:	80	RANGE:	16
SECTION:	17		
ISSUED TO:	JEFF & CAROL OLIVER	CONTRACTOR:	BACK 40 CON
ADDRESS:	500 PEARL ST	ADDRESS:	13581 Justice Ave
CITY, STATE ZIP:	GRINNELL IA 50112	CITY, STATE ZIP:	GRINNELL IA 50112
PHONE:	641-990-6630	PHONE:	
PROP. USE:	SINGLE-FAMILY RESIDENCE	OCCP TYPE:	R-3 ONE/TWO FAMILY
VALUATION:	\$ 25,000.00	CNST TYPE:	VB
SQ FT	976.00	OCC LOAD	0.00
SCOPE OF WORK: CONSTRUCT A 24X36 DETACHED GARAGE IN REAR YARD			

DESCRIPTION	CONTRACTOR	AMOUNT
GARAGE	BACK 40 CON	\$ 519.13
TOTAL		\$ 519.13

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I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AUTHORIZED AGENT TO CAUSE ANY WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. INSPECTIONS MUST BE REQUESTED BY THE HOLDER OF THE PERMIT OR THEIR DULY AUTHORIZED AGENT, AND WORK MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE SUCCESSIVE CONSTRUCTION OCCURS. NO NEW BUILDING OR STRUCTURE SHALL BE OCCUPIED WITHOUT FIRST BEING GRANTED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING OFFICIAL.

THE BELOW SIGNED ACKNOWLEDGES CITY COUNCIL APPROVAL IS NEEDED PRIOR TO CONSTRUCTION FOR ANY URBAN REVITALIZATION TAX EXEMPTION.

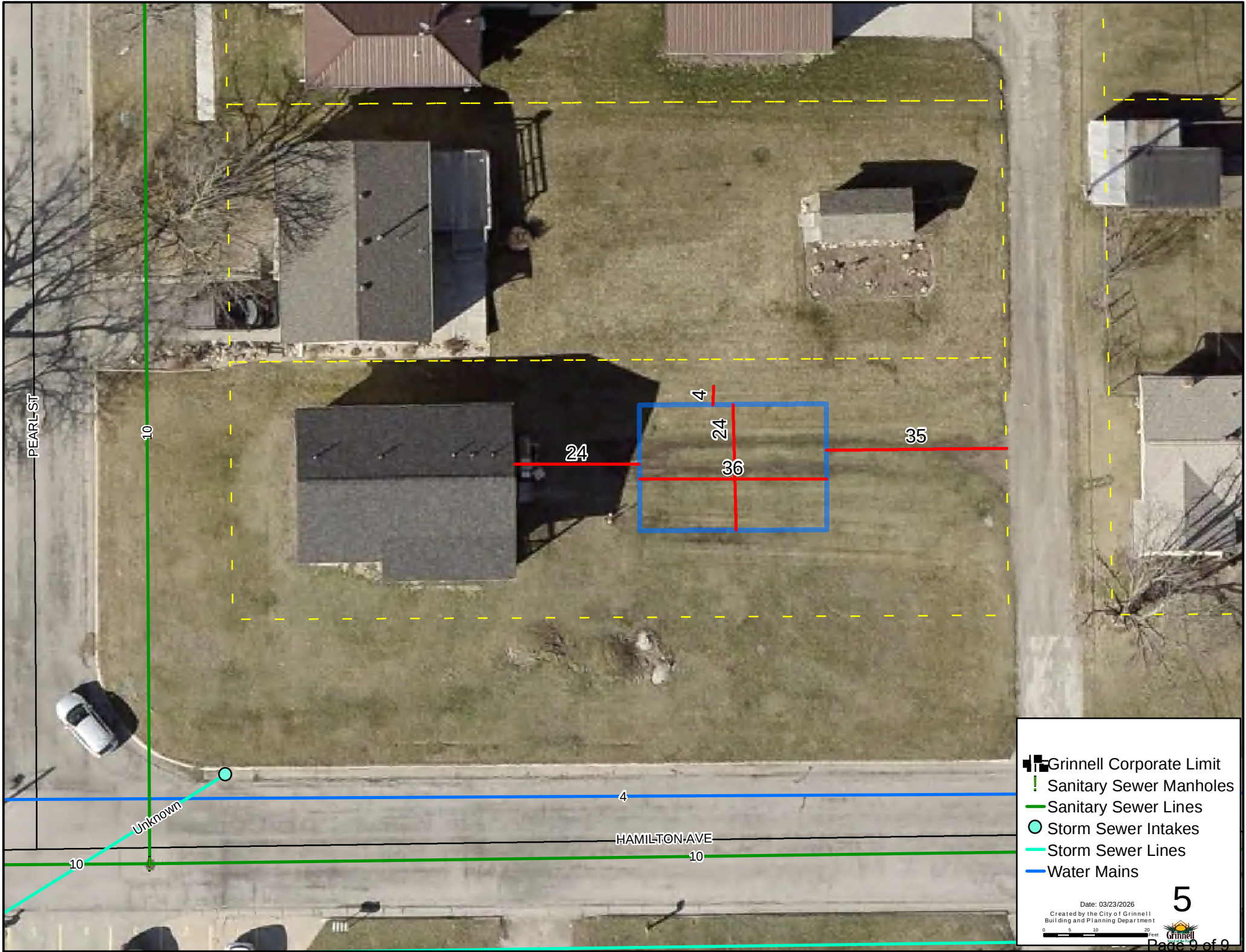
(SIGNATURE OF CONTRACTOR OR PROPERTY OWNER/AGENT)

DATE

(APPROVED BY)

03/23/2026

DATE



- Grinnell Corporate Limit
- Sanitary Sewer Manholes
- Sanitary Sewer Lines
- Storm Sewer Intakes
- Storm Sewer Lines
- Water Mains