



GRINNELL PLANNING COMMITTEE REGULAR SESSION MEETING
MONDAY, NOVEMBER 17, 2025, AT 6:15 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/99016411057?PWD=YI5XRHOS31BM6F5P09YOB
SBCHMW6RR.1](https://zoom.us/j/99016411057?pwd=YI5XRHOS31BM6F5P09YOB SBCHMW6RR.1)

MEETING ID: 990 1641 1057
PASSCODE: 023197

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 302 2nd Avenue. (See Resolution No. 2025-206)

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. 2025-206

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 (Michael Stoner, 302 2nd Avenue).

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: (Michael Stoner, 302 2nd Avenue)

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 17th day of November 2025.

Dan F. Agnew, 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)

X

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: 302 2nd Ave, Grinnell, IA

Legal Description (if known): _____

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): 2

IMPROVEMENTS FOR WHICH APPLICATION IS SUBMITTED:

Select one: New Construction Improvements to Existing Structure

Describe Improvements: built a garage
Attach copies of any issued building permit(s).

Estimated or Actual Date of Completion: 03 / 30 / 2026

Estimated or Actual Cost of Improvements: \$ 20,000

PROPERTY OWNER SUBMITTING APPLICATION:

Name of Property Owner/Title Holder: Michael W Storer

Address of Owner (if different than above): _____

Phone Number (to be reached during business hours): (641) 990 1494

Email Address: ~~_____~~ mstorer2005@gmail.com

Print Name of Property Owner: Michael Storer

Signature: Michael Storer Date: 11-6-25

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:	<input type="checkbox"/> PRIOR APPROVAL Application (if applicable) Approved by Resolution No. _____ adopted by City Council on ____/____/20____
	<input type="checkbox"/> FIRST YEAR Application (required) Approved by Resolution No. _____ adopted by City Council on ____/____/20____
	<input type="checkbox"/> Application Denied - Reason: _____
	Mayor's Signature: _____

	Attest by City Clerk: _____
COUNTY ASSESOR 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

RESIDENTIAL ACCESSORY BUILDING PERMIT

PERMIT #:	20260053	DATE ISSUED:	8/08/2025
JOB ADDRESS:	302 2ND AVE	LOT #:	16, 17 & 18
PARCEL ID:	180-0713700	BLK #:	32
ADDITION:	West Grinnell	ZONING:	R-3
TOWNSHIP:	80	RANGE:	16
SECTION:	17		
ISSUED TO:	Michael Stoner	CONTRACTOR:	Michael Stoner
ADDRESS:	302 2nd Ave	ADDRESS:	302 2nd Ave
CITY, STATE ZIP:	Grinnell IA 50112	CITY, STATE ZIP:	Grinnell IA 50112
PHONE:		PHONE:	
PROP. USE:		OCCP TYPE:	
VALUATION:	\$ 41,000.00	CNST TYPE:	
SQ FT:	0.00	OCC LOAD:	0.00
SCOPE OF WORK: NEW DETACHED GARAGE			

DESCRIPTION	CONTRACTOR	AMOUNT
GARAGE	Michael Stoner	\$ 730.49
TOTAL		\$ 730.49

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.

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.

Michael Stoner
(SIGNATURE OF CONTRACTOR OR PROPERTY OWNER/AGENT)

8-8-25
DATE

[Signature]
(APPROVED BY)

08/08/2025
DATE