

RESOLUTION NO. 082 (2024/2025)

Resolution Providing for Notice of Hearing on Proposed Amendment to the Revitalization Plan for the Nevada Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the “Act”) the City of Nevada, Iowa (the “City”), has designated all real property situated within the City as the Nevada Urban Revitalization Area (the “Urban Revitalization Area”) and has adopted the Nevada Urban Revitalization Area Plan (the “Plan”) for such Urban Revitalization Area; and

WHEREAS, it has been proposed that the Plan be amended to update the available tax exemption schedules for the residential tax classification (multifamily) in the Plan; and

WHEREAS, pursuant to the provisions of the Act, before amending the Plan, the City must prepare an amendment to the Plan, hold a public hearing thereon, and otherwise comply with the procedures set forth in the Act; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared and presented to the City Council for consideration in accordance with the provisions of the Code, said Amendment being in a form and having the contents as set forth in Exhibit A attached hereto and by this reference made a part hereof;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Nevada, Iowa, as follows:

Section 1. It is hereby found, determined and reaffirmed that:

(a) The property situated in the Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.

(b) The property situated in the Urban Revitalization Area is an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development.

(c) The economic development and promotion of housing in the Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the City, and the Nevada Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

Section 2. It is hereby found and determined that the Amendment attached hereto as Exhibit A has been prepared in accordance with the provisions of the Code.

Section 3. The City Council will meet at 6:00 p.m., on April 28, 2025, at the Nevada City Hall Council Chambers, in the City, at which time and place it will conduct a public hearing on the Amendment.

Section 4. The City Clerk is hereby directed to give notice of such hearing by publication once, in a newspaper published at least once weekly and having general circulation in the City, not less than seven and not more than twenty days before the date on which the hearing will be held.

Section 5. Such notice shall be in the form substantially, as follows:

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF NEVADA,
IOWA, RELATING TO THE ADOPTION OF AN AMENDMENT TO THE
URBAN REVITALIZATION PLAN FOR THE NEVADA URBAN
REVITALIZATION AREA FOR THE CITY OF NEVADA, IOWA, PURSUANT
TO CHAPTER 404 OF THE CODE OF IOWA.

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Nevada, Iowa (the "City"), an Amendment (the "Amendment") to the Urban Revitalization Plan (the "Plan") for the Nevada Urban Revitalization Area (the "Urban Revitalization Area") within the City.

This City Council will meet at 6:00 p.m., on April 28, 2025, at the Nevada City Hall Council Chambers, Nevada, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") on the proposal to adopt the Amendment, pursuant to the provisions of the Act. At such public hearing all residents of the City, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Amendment, pursuant to the Act.

The Amendment will update the available tax exemption schedules for the residential tax classification (multifamily) in the Plan.

Published by order of the City Council of the City of Nevada, Iowa.

Kerin Wright
City Clerk

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 14, 2025.

Ryan Condon, Mayor

Attest:

Kerin Wright, City Clerk

• • • • •

There being no further business to come before the meeting, it was upon motion adjourned.

Ryan Condon, Mayor

Attest:

Kerin Wright, City Clerk

EXHIBIT A
AMENDMENT TO THE URBAN REVITALIZATION PLAN FOR THE NEVADA URBAN
REVITALIZATION AREA

Section K of the Plan is hereby amended to read as follows:

1. Exemptions

Residential Improvements (Single-family/duplexes) The construction of new residential facilities and the rehabilitation of and construction of additions to existing residential facilities.

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 a 100% exemption from taxation for a period of three years on the actual value by the improvements.

Residential Improvements (Multifamily-Triplexes and Quadplexes): 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 four (4) separate dwelling units.

*All qualified real estate assessed as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa **and consisting of three or four separate units** is eligible to receive a 100% exemption from taxation for a period of three years on the actual value by the improvements.*

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 between (5) and fifty-nine (59) separate dwelling units.

*All qualified real estate assessed as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa **and consisting of more than four separate units and less than sixty separate units** is eligible to receive a partial exemption from taxation for a period of five years, as follows:*

For the first year, an exemption from taxation on 75% of the actual value added.

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

For the third year, an exemption from taxation on 50% 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 25% of the actual value added.

Residential Improvements (Multifamily): The construction of new residential facilities if such residential facilities contain sixty (60) or more separate dwelling units.

*All qualified real estate assessed as residential property under Section 441.21, subsection 14, paragraph "a", subparagraph (6) of the Code of Iowa **and consisting of sixty (60) or more separate units** is eligible to receive a partial exemption from taxation for a period of five years, as follows:*

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

For the second year, an exemption from taxation on 90% of the actual value added.

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

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

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

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

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

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

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

For the fifth year, an exemption from taxation on 10% of the actual value added.

2. School District Taxes Not Exempt: Pursuant to Section 404.3D of the Code of Iowa, exemption from taxation for residential improvements shall not apply to property taxes imposed by a school district.

April 8, 2025

Via Email

Jordan Cook
City Administrator/City Hall
Nevada, IA

Re: Nevada Urban Revitalization Area
Our File No. 420131-129

Dear Jordan:

We have prepared and attach proceedings relating to the adoption of a resolution declaring necessity and setting a date for a hearing on the proposal to amend the plan for the Nevada Urban Revitalization Area.

The proceedings attached include the following items:

1. Resolution declaring necessity and providing for notice of hearing.

The form of notice of hearing is set out in Section 5 of the resolution. Please print an extra copy for delivery to the publisher. Please insert the time and place of the hearing in both the resolution and the notice.

The notice of hearing must be published at least once, not less than seven (7) and not more than twenty (20) days before the April 28th meeting date set for the hearing, in a legal newspaper which has a general circulation in Nevada. **The last date on which this notice can be effectively published is April 21, 2025.**

2. Attestation Certificate with respect to validity of the transcript.
3. Publication Certificate with respect to publication of the notice.

Please contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Kerin Wright
Erin Mousel

THANK YOU for your submission!

Your notice has been submitted for publication. Below is a confirmation of your order. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
LIOW0277009
Order Status:
Submitted
Classification:
Govt Public Notices
Package:
General Package
Total payment:
26.40
Payment Type:
Account Billed
User ID:
L0021923
External User ID:
842186

ACCOUNT INFORMATION

City Of Nevada
1209 6Th ST CITY CLERK'S OFFICE
Nevada, IA 50201-1536
515-382-5466
emousel@cityofnevadaiaowa.org
City Of Nevada
Contract ID:

TRANSACTION REPORT

Date
April 10, 2025 12:49:48 PM EDT
Amount:
26.40

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LIOW02770090

PREVIEW FOR AD NUMBER LIOW02770090

NOTICE OF PUBLIC HEARING
OF THE CITY COUNCIL OF
NEVADA, IOWA, RELATING
TO THE ADOPTION OF AN
AMENDMENT TO THE URBAN
REVITALIZATION PLAN FOR
THE NEVADA URBAN REVITAL-
IZATION AREA FOR THE CITY
OF NEVADA, IOWA, PURSUANT
TO CHAPTER 404 OF THE CODE
OF IOWA

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of Nevada, Iowa (the "City"), an Amendment (the "Amendment") to the Urban Revitalization Plan (the "Plan") for the Nevada Urban Revitalization Area (the "Urban Revitalization Area") within the City.

This City Council will meet at 6:00 p.m., on April 28, 2025, at the Nevada City Hall Council Chambers, Nevada, Iowa, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act") on the proposal to adopt the Amendment, pursuant to the provisions of the Act. At such public hearing all residents of the City, and any other person having an interest in the matter may appear and be heard for or against the adoption of the Amendment, pursuant to the Act.

The Amendment will update the available tax exemption schedules for the residential tax classification (multifamily) in the Plan.

Published by order of the City Council of the City of Nevada, Iowa.
Kerin Wright, City Clerk
April 17 2025
LIOW0277009

[<< Click here to print a printer friendly version >>](#)

April 17, 2025
Nevada Journal

[Privacy Policy](#) | [Terms of Service](#)

[Contact Us](#)

i-Publish® AdPortal: v2.6

©2025 iPublish Media Solutions, LLC