

MEETING DATE: 2/18/2026

AGENDA ITEM SUMMARY

Subject: Res 20-26 Urban Revite Program Application- 419 Meadow Lane

Background Summary:

Gerald and Rosemary Meyer have submitted an Urban Revitalization Application for property located at 419 Meadow Lane.

The application is for new single-family residential construction, completed August 5, 2025, with a reported project valuation of \$525,000.

The applicants have requested the Residential 100% tax exemption for 10 years. Under the City's Urban Revitalization Plan, all real property within the corporate limits is included in the Revitalization Area, and new single-family residential construction is eligible for a 100% exemption of the actual value added for 10 years.

The application was signed and submitted by the deadline of February 2, 2026. (February 1, 2026 fell on a Sunday, so the filing deadline was properly extended to the next business day, making the application timely.)

The property is not in an active TIF District, since Park Avenue expired at the end of FY24.

If approved, the exemption will apply only to the actual value added by the improvements, as determined by the Floyd County Assessor, and will not apply to land value.

Recommendation:

Staff is recommending approval of Resolution 20-26 granting a 100% residential tax exemption for 10 years.

CITY OF CHARLES CITY



URBAN REVITALIZATION PROGRAM
APPLICATION FOR PROPERTY TAX EXEMPTION
 Due before 5:00 p.m. February 2nd
 for improvements made in previous calendar year

Address of Property: 419 Meadow Lane Charles City IA 50616
 Name of Property Owner: Herald J and Rosemary M Meyer
 Mailing Address (if different): _____
 Home/Work: _____ Cell: 641-228-0183 Email: jjrmyer@gmail.com

URBAN REVITALIZATION AREAS:

Charles City Urban Revitalization Area

BUILDING DESCRIPTION:

Single Family Duplex Multi-family Number of Units _____ Commercial

Describe use of each unit (ex. Residential apartment, business/commercial space).

Did the use of the building change after the completion of the improvements?

Yes No If yes, what is the new use? _____

10 Year Exemption: Residential - 100% - 10 Years,
 3 Year Exemption: Commercial - 100% - 3 Years, Graduated Scale - 10 years

DESCRIPTION OF IMPROVEMENTS MADE IN THE PREVIOUS CALENDAR YEAR:

Describe the improvements made to the property and their actual costs. Attach an additional page if needed.

Built new home

Project Start Date: 12-30-2024 Date of Completion: 8-5-2025

PERMITS/LICENSES:

Were the following permits/licenses obtained from the City, if applicable? (Check those that apply)

Building Plumbing Mechanical Electrical

City of Charles City Permit #: — Project Valuation on Permit (\$): \$525,000

List of other permits required by state law or the City of Charles City: —

BUILDING TENANTS:

Please attach a list of the names and mailing addresses of tenants occupying the building as of the designation date for your district. Attach an additional page if needed. (See above)

LEGAL DISCLAIMER:

The Urban Revitalization tax exemption program is authorized under Iowa Code Chapter 404 and is administered in accordance with state law and applicable local ordinances and resolutions. Submission of this application does not constitute approval, entitlement, or guarantee of a tax exemption.

Eligibility for an Urban Revitalization exemption is contingent upon full compliance with all statutory requirements, local program criteria, filing deadlines, and administrative procedures in effect at the time of application and throughout the exemption period.

Pursuant to Iowa Code **§404.3C**, all commercial properties approved for an Urban Revitalization exemption are required to enter into a minimum assessment agreement with the assessing authority. Failure to execute or maintain such an agreement may result in denial, reduction, or termination of the exemption. <https://www.legis.iowa.gov/docs/code/404.3C.pdf>

In accordance with Iowa Code **§404.5**, all improvements for which an exemption is requested are subject to physical inspection and review by the county assessor or the assessor's authorized representative. The assessor retains sole authority to determine the nature, extent, completion date, and assessed value of qualifying improvements. <https://www.legis.iowa.gov/docs/code/404.5.pdf>

Applicants are further advised that, under Iowa Code **§404.3D**, the Urban Revitalization exemption does not apply to property tax levies imposed by a school district. All applicable school district levies shall remain fully taxable for the duration of the exemption period. <https://www.legis.iowa.gov/docs/code/404.3C.pdf>

The exemption applies only to the qualifying value of improvements as determined by the assessor and does not exempt land value or non-qualifying improvements. The exemption may be reduced or revoked if the property no longer meets statutory or local eligibility requirements, if required agreements are breached, or if information provided in this application is determined to be inaccurate or incomplete.

By submitting this application, the property owner certifies that all information provided is true and correct to the best of their knowledge and acknowledges that misrepresentation or omission of material facts may result in denial or revocation of the exemption. The applicant further agrees to comply with all applicable provisions of Iowa Code Chapter 404, local ordinances, and administrative rules governing the Urban Revitalization Program.

SIGNATURE:

Ronald J. Mealy
Rosemarie M Mealy

DATE:

Feb 2 2026

Return completed application by February 2, 2026 to:

Charles City City Hall
900 Clark Street
Charles City, IA 50616
641.257.6300

For Internal Use Only
Date Received:
Received by:

Building Permit Numbers for Urban Revitalization Program 2025

Building Permit # B24-246

Plumbing Permit # B25-20

Mechanical Permit # M25-20

Electrical Permit# 24-17336

RESOLUTION NO. 20-26

RESOLUTION APPROVING AN URBAN REVITALIZATION APPLICATION FOR TAX EXEMPTION FOR PROPERTY LOCATED AT 419 MEADOW LANE, CHARLES CITY, IA

WHEREAS, the City Council of the City of Charles City, IA, has adopted an Urban Revitalization Plan pursuant to Chapter 404 of the Code of Iowa; and

WHEREAS, the Plan provides for tax exemption for the actual value added to qualified real estate by improvements located within the designated Urban Revitalization Area; and

WHEREAS, Gerald J. Meyer and Rosemary M. Meyer have filed an application for tax exemption under said Plan for property located at 419 Meadow Lane, Charles City, IA 50616; and

WHEREAS, the property is identified as a Single-Family residential dwelling, and the improvements consist of construction of a new home completed August 5, 2025, with a project valuation of \$525,000 as indicated on the building permit; and

WHEREAS, the application was signed and submitted on February 2, 2026, within the time required by the plan; and

WHEREAS, the City Council finds that the application complies with the requirements of the adopted Urban Revitalization Plan and Chapter 404 of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charles City, Iowa, that:

1. The Urban Revitalization Application for Tax Exemption submitted by Gerald J. Meyer and Rosemary M. Meyer for property located at 419 Meadow Lane, Charles City, IA, is hereby approved.
2. The property shall receive a Residential Tax Exemption of 100% of the actual value added by the improvements for a period of ten (10) years, in accordance with the City's adopted Urban Revitalization Plan.
3. The exemption shall apply only to the actual value added by the improvements as determined by the Floyd County Assessor and shall not apply to the land value.
4. The City Clerk is hereby directed to forward a certified copy of this Resolution to the Floyd County Assessor.
5. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

COUNCIL MEMBER moved the adoption of the foregoing Resolution;

COUNCIL MEMBER seconded the motion to adopt, and on roll call the voting was as follows:

AYES:

NAYS:

Passed and approved this _____ day of _____, 2026.

Dean Andrews, Mayor

Attest:

Brittney Lentz, City Clerk