



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
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**COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement**

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Steven Boka, Director of Community Development  
**Date:** February 25, 2014  
**Re:** Revitalization Tax Abatement Applications

**INTRODUCTION:** On May 13, 2013, The City Council adopted the 2013 Muscatine Housing Urban Revitalization Area and Plan.

**BACKGROUND:** The 2013 Muscatine Housing Urban Revitalization Area and Plan that was adopted by the City Council extends tax abatement to eligible properties located within designated areas of the city. Property Owners are required to submit an application for City Council consideration and approval. Upon approval of the Council, applications are forwarded to the Muscatine County Assessor who makes the final determination of the assessed valuation of the improvements to the property. Once the final assessed valuation is determined to meet the Plan requirements, the improvements are granted tax abatement as provided under the program.

**RECOMMENDATION/RATIONALE:** It is recommended that the attached applications be accepted and approved by the City council and that they be forwarded to the Muscatine County Assessor, as required.

**BACKUP INFORMATION:**

1. Applications

**APPLICATION FOR  
REVITALIZATION PROPERTY TAX ABATEMENT**

Property Owner: Sal and Stephanie LoBianco

Address: 2815 Mulberry Ave.  
Muscatine, IA 5276

1. Revitalization Area Name: Parcel No 0827251024 Parcel X SW NE 2010-05561

2. Description of Improvements

Construction of new single family residence.

*Building Permit No. 25580 DATED 7/16/13*

3. Are you requesting Historic District Tax Abatement?

Yes \_\_\_\_\_ No X

If yes, please attach a letter of support from the Historic Preservation Commission.

4. January 1, 2013, Assessed Value: \$ 0.00 (BUILDING)

5. Cost of Improvements: \$ 700,000.00

6. Estimated or Actual Completion Date: 7/14 (APP.)

7. Name and Addresses of Tenants Who May be Relocated:

The undersigned swears that the information presented on this application and any accompanying documents is true, correct, and complete to the best of their knowledge.

2/24/2014

Date

*Sal LoBianco Stephanie LoBianco*

Applicant

Title

Approved by City Council on

\_\_\_\_\_, 201\_\_\_\_.

City Clerk