



**City of Marion, Iowa
Historic Preservation Commission ~ Agenda
April 9, 2013**

1. Call to Order
2. Roll Call
3. McGowan House (aka Dunn House) Nomination Project
6. CLG Annual Report
7. Other Business
 - a. Main Street Marion / Historic Preservation Commission
 - b. Meeting Dates and Times
8. Adjourn

Marion Selected as Main Street Iowa Community

January 15, 2013 - After more than two years of preparation, efforts championed by the Marion Chamber of Commerce and community leaders have succeeded with Marion being designated the newest Main Street Iowa community. For more than 26 years, the Main Street Iowa program and its

communities have been looked upon as the “best of the best” in a national effort to revitalize main streets across the country. The addition of Marion brings the number of participating Main Street communities in Iowa to 49.

Becoming a designated Main Street Iowa community is no easy task. Community representatives must attend rigorous training sessions before even being eligible to apply. They must demonstrate support from local organizations, businesses, and lawmakers; funding and in-kind support must be secured and documented; strategic plans outlining short- and long-term goals must be in place; and city resolutions and historic preservation ordinances must be passed and signed. Most importantly, community officials, business owners, and volunteers must agree to work together with the common goals of preserving Iowa’s historic buildings and unique commercial business districts, and improving the local economy by adopting and following the Main Street Four Point Approach[®] to historic commercial district revitalization.

Jill Ackerman, President of the Marion Chamber of Commerce stated, “We are elated to have the opportunity to be part of the Main Street Iowa program. The Main Street Iowa program started in 1985 it has driven over one billion dollars in total private development invested into Iowa’s downtown structures.” Marion looks forward to using the tools and resources available to Main Street Iowa communities to drive the number even higher. Having a person devoted to Uptown development will be beneficial to the entire community. The Main Street program focuses on four key initiatives: Organization, Economic Restructuring, Design and Promotion. “We look forward to using the Main Street approach to strengthen and grow the Uptown area and to build relationships with other Iowa downtown centers.

While it may be challenging to become a Main Street community, designated communities reap many benefits. During the first three years of the program, a community receives 40 days of on-site training and technical assistance from Main Street Iowa, National Main Street Center staff and private consultants, as well as 30 days of training for volunteers and local staff, resulting in a state investment of \$120,000. Mature Main Street communities each receive continuing technical assistance and training valued at \$10,000 annually.

Over the years, by working together with the state, Main Street Iowa communities have realized the benefits of more than 2.3 million hours of volunteer time committed to improving their main street districts, a significantly increased job and business base, and over 1.2 billion dollars in private investment to purchase, construct and rehabilitate main street property.

For more information about the Main Street Iowa program, visit www.iowaeconomicdevelopment.com/community/mainstreetiowa or visit www.marioncc.org. The mission of the Marion Chamber of Commerce is to provide leadership and advocacy to ensure a growing business environment and to enhance the quality of life in Marion.

More Information:

<http://www.iowa.gov/tax/taxlaw/PropertyTaxCredits.html>

Iowa Barn and One-Room School House Property Exemption

Description: Exempts from taxation the increase in assessed value from improvements made to barns constructed prior to 1937 and one-room school houses.

Filing Requirements: Application must be filed with assessing authority by February 1 of the first year the exemption is requested.

Eligibility: The exemption for a barn continues as long as the structure is used for the storage of farm products or feed or for the housing of farm animals or farm equipment.

The exemption for the school house continues as long as the structure is not used for dwelling purposes and is preserved as a one-room school house.

Iowa Homestead Credit

Description: Originally adopted to encourage home ownership through property tax relief. The current credit is equal to the actual tax levy on the first \$4,850 of actual value.

Eligibility: Must own and occupy the property as a homestead on July 1 of each year, declare residency in Iowa for income tax purposes and occupy the property for at least six months each year. Persons in the military or nursing homes who do not occupy the home are also eligible.

Filing Requirements: Claim must be filed on or before July 1. Claim is allowed for successive years without further filing as long as eligible.

Tax Incentives for Rehabilitation

PLEASE NOTE

We accept Part 2 applications for the State Historic Preservation and Cultural & Entertainment District Tax Credit Program for projects with estimated qualified rehabilitation costs of \$500,000 or less throughout the year until all credits are reserved. Projects over \$500,000 must wait to file Part 2 applications during the filing window, which opens on the first day of the state fiscal year each July.

[Find out more on our state tax credit pages.](#)

[show/hide](#) **TABLE OF CONTENTS**

(Multiple program use encouraged)

The State Historic Preservation Office (SHPO) of the State Historical Society of Iowa administers the State Historic Preservation Tax Incentive Program, and participates in the certification process for the Federal Historic Preservation Tax Incentives and county Historic Property Tax Exemption programs. All of these programs encourage the reuse of historic properties while retaining their character-defining features. Ultimately, each of these programs contributes to the revitalization and preservation of historic properties across the state.

Federal Historic Preservation Tax Incentives Program

20% or 10% of qualified rehabilitation costs

Description: 20% of qualified rehabilitation costs are available as a credit against federal income taxes on income-producing historic properties. Rehabilitation work on historic properties must be “substantial” (an IRS test) and meet the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Applications and photos must be reviewed by the SHPO and be approved by the National Park Service.

Eligibility Requirements: Properties must be listed on the National Register or be evaluated as National Register eligible and then listed within 30 months after claiming the credit on IRS tax forms. (A 10% tax credit is also available for non-historic, non-residential, income-producing properties built before 1936. These properties can neither be listed on the National Register nor be a contributing resource in a National Register-listed historic district.)

[Additional information](#)

[Top](#)

Statewide Historic Projects

Description: 25% of qualified rehabilitation costs are available as a credit against the owner(s) state income taxes. Properties do not need to be income-producing. The SHPO cannot reserve credits for more than three years into the future. For a residential property or barn constructed before 1937, the cost of a qualified rehabilitation project must exceed either \$25,000 or 25% of the assessed value (less the land value) - whichever is less. For commercial properties, the rehabilitation project must exceed 50% of the assessed value of the property (less the land value) before rehabilitation. If there is no assessed value the insured value can be used. Rehabilitation work must meet the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Eligibility Requirements: Properties must be listed on or eligible for listing on the National Register of Historic Places or barns constructed before 1937 or barns that are eligible or listed on the National Register of Historic Places..

[Additional information](#)

[Top](#)

Cultural and Entertainment District Projects

Description: This program uses the same description, eligibility requirements and regulations as the statewide program described above although the funding is from a separate allocation for projects located within Cultural and Entertainment Districts (CED) certified pursuant to section 303.3B or Great Places agreements pursuant to section 303.3C.

Eligibility Requirements: In addition to the eligibility requirements for the state wide program above, properties must be located in a CED or specified in a Great Places agreement.

[Additional information](#)

[Top](#)

Small Projects under \$500,000

Description: This program uses the same description, eligibility requirements and regulations as the statewide program described above although the funding is from a separate allocation reserved for small projects which have qualified rehabilitation costs less than \$500,000.

Eligibility Requirements: In addition to the eligibility requirements for the state wide program above, properties must have qualified rehabilitation costs that do not exceed \$500,000. The entire rehabilitation project must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

[Additional information](#)

[Top](#)

Temporary Historic Property Tax Exemption

4-year "freeze" on property tax increases, then 25% increase per year to adjusted value after rehabilitation.

Description: Local property tax incentive for the sensitive, "substantial rehabilitation" of historic buildings. Property taxes remain the same for four years followed by increases of 25% per year for the following four years. Two applications are required – one from SHPO and one from the county assessor.

Eligibility Requirements: Properties must be listed on or eligible for listing on the National Register, contributing to National Register or local historic districts, or designated by a county or municipal landmark ordinance.

The property must also be eligible based on the specific county's priority list for that tax year. The County Board of Supervisors will establish priorities for which an exemption may be granted and will annually designate real property in the county for a historic property tax exemption. A public meeting must be held, with notice given, at which the proposed priority list will be presented.

[Additional information](#)

[Top](#)