



Roll Call Number

15-2063

Agenda Item Number

28

Date December 7, 2015

RESOLUTION IN SUPPORT OF AN "IOWA STATE HISTORIC TAX CREDIT APPLICATION" TO BE SUBMITTED TO THE IOWA DEPARTMENT OF CULTURAL AFFAIRS BY 12TH STREET LOFTS, LLC (HUBBELL REALTY COMPANY) FOR A HOUSING REHABILITATION PROJECT AT 121 12TH STREET

WHEREAS, 12th Street Lofts, LLC, represented by Jim Weber, Chief Financial Officer of Hubbell Realty Company, has requested City support for its application to the Iowa Department of Cultural Affairs (DCA) for State Tax Incentives under the Historic Tax Credit Program for the creation of 26 housing units in the historic building located at 121 12th Street (the "Project"); and

WHEREAS, the building was determined eligible for the National Register of Historic Places in May 2015 and the developer is eligible to pursue National and State Historic Tax Credits for the adaptive reuse of the building; and

WHEREAS, successful completion of the Project requires funding from a number of sources including an award of Iowa Historic Tax Credit benefits in the estimated amount of \$1,100,000; and

WHEREAS, the application requirements for the Historic Tax Credit Program include the submission of a resolution in support of the Project by the community in which the Project is located, which requirement is intended to be satisfied by this Roll Call and resolution; and

WHEREAS, the building at 121 12th Street is located in the Targeted Multiple-Family Residential Area within the City-wide Urban Revitalization Area and is eligible for ten-year tax abatement for housing under authority of the Third Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area adopted on October 26, 2015, by Roll Call Nos 15-1816 and 15-1818; and

WHEREAS, a further application requirement for the State Historic Tax Credit Program is documentation of financial commitment for the Project which is expected to consist of tax abatement in the estimated amount of \$865,096.

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

- 1. The City Council of the City of Des Moines does hereby express its support for the 12th Street Lofts, LLC application to DCA seeking an award of Historic Tax Credit benefits in the amount of \$1,100,000.
2. The Mayor and the City Manager are hereby authorized and directed to sign any forms required by the Administrative Rules of the DCA to evidence the City's support for the

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application and financial commitment in the form of ten year tax abatement as described above, upon approval of the same by the City Legal Department.

- 3. The Office of Community Development is directed to transmit a copy of this resolution and Roll Call to Hubbell Realty Company.
- 4. In the event that any of the project characteristics mentioned above should change prior to the final award of historic tax credit benefits to 12th Street Lofts, LLC, then:
 - a) The City Manager or the City Manager's designee is authorized and directed to execute the applicable consent to any change determined by the City Manager or the City Manager's designee to be an unsubstantial change.
 - b) Any substantial change shall be subject to approval by the City Council after report and recommendation by the City Manager.

(Council Communication No. 15- 634)

MOVED by Gatto to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				✓
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	6			1

Y. M. Franklin Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Diane Rauh

City Clerk