



Date March 20, 2017

**RESOLUTION IN SUPPORT OF AN IOWA STATE HISTORIC TAX CREDIT APPLICATION TO BE SUBMITTED TO THE STATE OF IOWA BY 12<sup>TH</sup> STREET LOFTS, LLC (HUBBELL REALTY COMPANY) FOR A HOUSING REHABILITATION PROJECT AT 121 12<sup>TH</sup> STREET**

**WHEREAS**, Hubbell Realty Company, represented by Jim Weber, Chief Financial Officer, has requested City support and proof of financial participation 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 12<sup>th</sup> Street (“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**, on December 7, 2015, by Roll Call 15-2063, the Council authorized support for the project and financial participation through 10-year residential tax abatement, and Hubbell Realty Company has asked that said resolution be updated to conform to 2017 registration scoring criteria; and

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

**WHEREAS**, a further scoring item in the registration 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 \$734,567.

**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 12<sup>th</sup> Street Lofts, LLC application to DCA seeking an award of Historic Tax Credit benefits.
2. The Mayor and the City Manager are hereby authorized and directed to sign any forms required by the Administrative Rules of the program to evidence the City’s support for the 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.

★ Roll Call Number  
17-0489

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3. The Community Development Department Director or his designee 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 12<sup>th</sup> 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. 17- 295 )

MOVED by *Hensley* to adopt.

FORM APPROVED:

*Glenna K. Frank*  
Glenna K. Frank  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

*T. McFarland* 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