



Roll Call Number

17-1472

Agenda Item Number

28

Date August 28, 2017

**RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT  
BENEFIT APPLICATION TO BE SUBMITTED TO THE  
IOWA ECONOMIC DEVELOPMENT AUTHORITY BY  
GRAY'S STATION I & GRAY'S STATION II, LLC FOR HOUSING PROJECTS IN  
THE VICINITY OF THE 200 BLOCK OF SW 11TH STREET**

**WHEREAS**, Gray's Station I and Gray's Station II, LLC, represented by Dan Cornelison, President, Hubbell Realty Company, has requested City support for its applications to the Iowa Economic Development Authority (IEDA) for State tax incentives under the Workforce Housing Tax Credit Program for two (2) phased multi-family housing development projects located in the vicinity of the 200 block of SW 11<sup>th</sup> Street, consisting of construction of 135 housing units (the "Projects"); and

**WHEREAS**, successful completion of the Projects requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credit benefits in the estimated amount of \$1,000,000 for phase I and \$1,000,000 for phase II; and

**WHEREAS**, the application requirements for the Workforce Housing Tax Credit Program include the submission of a resolution in support of the Projects by the community where the Projects will be located, which requirement is intended to be satisfied by this Roll Call and resolution; and

**WHEREAS**, a further application requirement for the Workforce Housing Tax Credit Program is documentation of local matching funds pledged for the Projects in an amount not less than \$1,000 per dwelling unit, which is expected to consist of tax abatement in the estimated amount of \$1,899,720 for phase I and \$2,063,310 for phase II, and;

**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 Gray's Station I and Gray's Station II, LLC applications to the IEDA, seeking an award of Workforce Housing Tax Credit benefits in the amount of \$1,000,000 for phase I, and \$1,000,000 for phase II.
2. The Mayor and the City Manager are hereby authorized and directed to sign any forms required by the Administrative Rules of the IEDA to evidence the City's support for the application by Gray's Station I and Gray's Station II, LLC as described above, upon approval of the same by the City Legal Department.
3. The Office of Economic Development is directed to transmit a copy of this resolution and Roll Call to Gray's Station I and Gray's Station II, LLC for submittal to the IEDA, and to conduct project compliance monitoring.



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4. In the event that any of the project characteristics mentioned above should change prior to the final award of tax credit benefits to Gray's Station I and Gray's Station II, LLC, then:
  - a. The City Manager or the City Manager's designee is authorized and directed to execute the applicable consent to any unsubstantial change upon receipt of a recommendation in support of such consent by the Community Development Director.
  - b. Any substantial change shall be subject to approval by the City Council after report and recommendation by the City Manager.

(Council Communication No. 17-609)

MOVED BY Gatto to adopt.

FORM APPROVED:

Thomas G. Fisher Jr., Assistant City Attorney

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

T. 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