



Roll Call Number

25-0747

Agenda Item Number

24 G

Date May 19, 2025

**RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX
CREDIT BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA
ECONOMIC DEVELOPMENT AUTHORITY BY TELUS CONDOS, LLC
FOR THE TELUS CONDOS PHASE I PROJECT AT 1310 MURPHY
STREET.**

WHEREAS, TELUS CONDOS, LLC, (the "Developer"), represented by Michael Bialas, (project manager), has requested City support for its application to the Iowa Economic Development Authority ("IEDA") for State tax incentives under the Workforce Housing Tax Credit Program for the Telus Condos Phase I Project (the "Project"); and

WHEREAS, successful completion of the Project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credits in the amount of \$567,381; and

WHEREAS, the application requirements for the Workforce Housing Tax Credit program include a requirement for the submission of a resolution in support of the Project by the community where the Project 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 project in an amount not less than \$1,000 per housing unit; and

WHEREAS, on August 14, 2017, by Roll Call No. 17-1408, the City Council approved terms of an Urban Renewal Development Agreement (the "Agreement") with the Developer whereby the Developer agreed to undertake multiple phases of improvements including the Improvements specifically stated in the Workforce Housing Tax Credit Program application for an estimated cost of \$9,197,822; and

WHEREAS, the Agreement requires improvements that include, but may not be limited to: construction of a condo community at 1310 Murphy Street, within the Metro Center Urban Renewal Area, which is expected to contain approximately 32 for-purchase condo units; and,

WHEREAS, the Agreement requires compliance by the Developer of all of its terms in exchange for which the City will provide \$1,278,000 in incentives through tax increment financing; and

WHEREAS, the City finds that the subject property is zoned appropriately for construction of the proposed improvements and use and a re-zoning effort will not be required for such proposal; and



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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 strong support for the application by Developer, to the IEDA in June 2025, seeking an award of Workforce Housing Tax Credit benefits in the amount of \$567,381.
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 Developer, 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 the Developer for submittal to the IEDA, and to conduct project compliance monitoring.
4. In the event that any of the project characteristics mentioned above should change prior to final award of tax credit benefits to Developer, 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 from the Development Services Director.
 - b) Any substantial change shall be subject to approval by the City Council after report and recommendation by the City Manager.



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(Council Communication No. 25-197)

MOVED by Gatto to adopt. SECOND by Voss

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.

Assistant City Attorney

*Council Member Simonson declares a conflict of interest and abstains from voting.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
* SIMONSON				
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	6			

MOTION CARRIED

APPROVED

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Connie Bassen

Mayor

Laura Baumgartner

City Clerk