

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 22, 2021

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 9:00 a.m. on the 22<sup>nd</sup> day of July, 2021. As it was impractical for the Mayor and Council Members to participate in the meeting in person, Mayor Haila and Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin were brought in via zoom. *Ex officio* Member Trevor Poundstone was absent.

**SUPPORT OF WORKFORCE HOUSING TAX CREDITS APPLICATION FOR RENOVATION OF BUILDING AT 330-5TH STREET/412 BURNETT AVENUE:** City Manager Steve Schainker stated that the Ames Economic Development Commission (AEDC) has been working with the Nelson family regarding the renovation of their building at 330-5th Street/412 Burnett. The Nelson family has been doing a great job at refurbishing the building and plans on adding 18 apartments to the building. The addition of the apartments could be complex as the building might not carry the additional weight and more work will need to be done. The first preliminary estimates were received, and due to the bidding environment, the estimates were very costly.

Council Member Corrieri joined the meeting at 9:02 a.m.

The AEDC staff encouraged the owner to pursue the Workforce Housing Tax Credit incentive program administered by the Iowa Economic Development Authority. If approved, this incentive will rebate the State portion of the construction material and sales taxes as well as provide income tax credits to the owners. Mr. Schainker noted that today is the deadline for the application to be submitted and the Nelson family would need a statement of support from the City. The AEDC staff hoped that the City would commit to a ten-year sliding scale tax abatement under its Urban Revitalization program; however, under the City's current Urban Revitalization Downtown Criteria, the ten-year abatement schedule is not available for this project. Mr. Schainker explained that with such short notice, these issues could not be resolved by today's deadline. To move forward with the application the AEDC has committed to providing the \$18,000 local match required by the State of Iowa. He mentioned that the City may have to pay the \$18,000 upfront and then be reimbursed by the AEDC. Mr. Schainker stated that the application will not substantially affect the Reinvestment District Project.

Mayor Haila asked for clarification regarding the reimbursement. It was explained that the local match had to come from the City of Ames, but the AEDC will reimburse the City for the \$18,000. Mr. Schainker commented that he was not sure if the check had to come directly from the City of Ames or if the State would accept a check from the AEDC.

Council Member Betcher clarified that with the reimbursement from the AEDC, it will not cost the City of Ames anything. Mr. Schainker confirmed that was correct and the Tax Credit money comes from the State.

Moved by Martin, seconded by Corrieri, to adopt RESOLUTION NO. 21-404 supporting the

Workforce Housing Tax Credits Application for renovation of the building located at 330-5th Street/412 Burnett Avenue.

Roll Call Vote: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting Nay: None. Abstaining due to Conflict: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

**DISPOSITIONS OF COMMUNICATIONS TO COUNCIL:** None.

**COUNCIL COMMENTS:** None.

**ADJOURNMENT:** Moved by Betcher to adjourn the meeting at 9:07 a.m.

---

Amy L. Colwell, Deputy City Clerk

---

John A. Haila, Mayor

---

Diane R. Voss, City Clerk