



GRINNELL PLANNING COMMITTEE REGULAR SESSION MEETING  
MONDAY, MAY 18, 2026, AT 6:15 PM  
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND  
VIA ZOOM

[HTTPS://ZOOM.US/J/96090957478?PWD=LMDFGALWSBH0HWIPFQNN  
KYQG0VXNYB.1](https://zoom.us/j/96090957478?pwd=LMDFGALWSBH0HWIPFQNNKYQG0VXNYB.1)

MEETING CHAT LINK

[HTTPS://ZOOM.US/LAUNCH/JC/96090957478](https://zoom.us/launch/jc/96090957478)

MEETING ID: 960 9095 7478

PASSCODE: 031565

TENTATIVE AGENDA

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**A. Roll Call:**

**B. Perfecting and Approval of Agenda:**

**C. Committee Business:**

1. Consider approval of a resolution expressing support for the application to the Workforce Housing Tax Incentive Program by Huegerich Construction, Inc. for the development of Davis Elementary School. (See Resolution No. 2026-62)

**D. Inquiries: Public Comment**

Visitors may address the Council/Board at this time; however, comments will be limited to 2 minutes. As per Iowa's Open Meetings Law, Council/Board can only listen during public comments and cannot take any action on items that are not posted on the agenda. Council may take issues under advisement and if needed refer them to a department head, Mayor's committee, or add them to a future agenda.

**E. Adjourn:**

*Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (641) 236-2600 or [adevig@grinnelliowa.gov](mailto:adevig@grinnelliowa.gov), no fewer than two business days prior to the meeting to enable the City of Grinnell to make reasonable arrangements to assure accessibility or language assistance for the meeting.*

**RESOLUTION NO. 2026-62**

**RESOLUTION EXPRESSING SUPPORT FOR THE APPLICATION TO THE  
WORKFORCE HOUSING TAX INCENTIVE PROGRAM BY HUEGRICH  
CONSTRUCTION INC. FOR THE REDEVELOPMENT OF DAVIS  
ELEMENTARY SCHOOL.**

WHEREAS, Huegerich Construction Inc. ("Developer") P.O. Box 203 Franktown, CO 80116, redeveloping Davis Elementary school at 818 Hamilton Avenue, Grinnell, Iowa, constructing 22

Apartments within the existing structure for workforce housing; and

WHEREAS, the proposed project, Scholar Square, represents a \$ 2.367 million investment in the community and supports the City's efforts to create new workforce housing opportunities to meet the growing needs within the community and preserves a historic community asset; and

WHEREAS, the Developer has committed a significant amount of private financing to the project; and

WHEREAS, the proposed project is within both the City of Grinnell Central Urban Revitalization Plan Area and the City of Grinnell Urban Renewal Area, and the City of Grinnell will provide Credits that meet or exceed the \$1,000 per unit threshold required by the Workforce Housing Tax Credit Program; and

WHEREAS, the City of Grinnell supports said application to the Workforce Housing Tax Credit Program by Huegerich Construction Inc.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grinnell, Iowa, that the City Council hereby expresses its full support for the submission of an application by Huegerich Construction Inc, to the Workforce Housing Tax Credit Program for necessary tax credits and other benefits directly contributing to the success of the development at 818 Hamilton Avenue, Grinnell,

Iowa.

PASSED AND ADOPTED this 18<sup>th</sup> day of May 2026.

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Sam Cox, Mayor

Attest:

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Alyssa Devig, City Clerk/Finance Director