

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 20, 2015
	Agenda Item No. 21 Roll Call No. <u>15-0659</u> Communication No. <u>15-212</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Resolution in support of a Workforce Housing Tax Credit (WHTC) benefit application from Bridge District Verve, LLC to be submitted to the Iowa Economic Development Authority (IEDA).

SYNOPSIS:

Recommend approval for an application for WHTC benefits for the Verve at Bridge District project proposed at 700 East 4th Street by the Bridge District Verve, LLC (Dan Cornelison, General Counsel and Managing Member, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266).

The \$18.2 million project is the new construction of a 5-story, 123 unit market rate apartment building at 700 East 4th Street.

A resolution of support from City Council and an identification of the local match for the project at a minimum of \$1,000 per unit is required for submittal of applications to the WHTC program. The local match will be provided through tax abatement program in place under the City’s Urban Revitalization Plan.

FISCAL IMPACT:

These are State of Iowa Tax Credits and have no impact on the City of Des Moines General Fund.

Amount: Workforce Housing Tax Credit: \$830,463; Sales Tax Refund: \$169,537; Total: \$1,000,000

Funding Source: State of Iowa Workforce Housing Tax Credits

ADDITIONAL INFORMATION:

The Verve at Bridges District is the first phase of development for the River Hills area. The area is located north of Des Moines Street, west of East 4th Street, and south of Interstate 235. The project will offer units ranging from micro to one (1), two (2) and three (3) bedrooms. The project’s local match for the WHTC application will be provided through tax abatement, estimated at \$4 million.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Office of Economic Development will provide City Council resolution to project representatives for submittal with the WHTC program application to the IEDA.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.