

Date January 30, 2015

RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT
BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC
DEVELOPMENT AUTHORITY BY EAGLE VIEW LOFTS, LLC, FOR THE EAGLE
VIEW LOFTS PROJECT IN THE VICINITY OF SE 6th AND SHAW STREETS

WHEREAS, Eagle View Lofts, LLC, represented by Troy Hansen, officer, 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 Eagle View Lofts, a 120 unit housing project located in the vicinity of SE 6th and Shaw Streets; and,

WHEREAS, Eagle View Lofts, LLC, was created by Hansen Real Estate Services Inc., to serve as the development entity for the Eagle View Lofts; and,

WHEREAS, successful completion of the Eagle View Lofts project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credit Program benefits in the estimated amount of \$1,000,000; 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 housing project by the community where the housing 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 dwelling unit; and

WHEREAS, the City of Des Moines has previously supported the Eagle View Lofts project as demonstrated by the following actions by the Des Moines City Council:

- On July 28, 2014, by Roll Call No. 14-1162, the City Council approved the sale of City-owned property in the vicinity of SE 6th and Shaw Streets to Hansen Real Estate Services Inc., for assembly into the site for the Eagle View Lofts;
- On July 28, 2014, by Roll Call No. 14-1171, the City Council approved the rezoning of the site for the Eagle View Lofts from the "R1-60" One-Family Low-Density Residential and "M-1" Light Industrial Districts to the "D-R" Downtown Riverfront District to permit the site to be redeveloped with up to 132 dwelling units; and,
- On August 25, 2014, by Roll Call No. 14-1327, the City Council recommended to the IEDA that it approve the application by Hanson Real Estate Services Inc., for CDBG-DR Round VI funding for the Eagle View Lofts project, and designated the project as being the City's first priority for such funding; and,



Date January 30, 2015

WHEREAS, the Eagle View Lofts project did not receive any CDBG-DR funding and continues to have a financing gap; and,

WHEREAS, the Eagle View Lofts are located within the City-wide Urban Revitalization Area and provided that the project is completed as planned, the taxable value added to the property by the completion of the Eagle View Lofts will qualify for a temporary exemption from property taxes (a/k/a tax abatement) under the 10-year 100% abatement schedule, providing financial assistance of approximately \$4,000,000 based upon the estimated average annual abated property taxes of \$400,000.

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 Eagle View Lofts, LLC, to the IEDA in February 2015, seeking an award of Workforce Housing Tax Credit Program benefits in the amount of \$1 million for the Eagle View Lofts.
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 Eagle View Lofts, 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 Eagle View Lofts, LLC, 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 Eagle View Lofts, 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 from 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.

★ Roll Call Number

Agenda Item Number

6B

-3-

Date January 30, 2015

(Council Communication No. 15- 043)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown

Assistant City Attorney

U:\Rog Docs\Eco Dev\Workforce Housing\RC Approve App - Eagle View.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk