



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 219 EAST GRAND AVE, LLC, FOR THE 219
E. GRAND AVENUE MIXED USE PROJECT

WHEREAS, 219 East Grand Ave, LLC, represented by Tim Rypma, 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 219 E. Grand Avenue project, a mixed use project with 12,000 square feet of commercial space on the street level and 90 dwelling units; and,

WHEREAS, successful completion of the 219 E. Grand Avenue project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credit Program benefits in the 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 219 E. Grand Avenue project is 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 project 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 \$4,355,150 based upon the estimated annual abated property taxes of \$435,515.

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 219 East Grand Ave, LLC, to the IEDA in February 2015, seeking an award of Workforce Housing Tax Credit Program benefits in the amount of \$1,000,000.
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



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application by 219 East Grand Ave, 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 219 East Grand Ave, 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 219 East Grand Ave, 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.

(Council Communication No. 15- 043)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

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

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.

Mayor

City Clerk