

Date April 11, 2016

**RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX CREDIT
BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA
ECONOMIC DEVELOPMENT AUTHORITY BY JKLM REAL ESTATE,
L.L.C., FOR A HOUSING PROJECT AT 3201 FOREST AVENUE**

WHEREAS, JKLM Real Estate, L.L.C., c/o of Neighborhood Development Corporation, represented by Abbey Gilroy, Director, 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 housing development project at 3201 Forest Avenue, consisting of the construction of 48 housing units (the "Project"); and,

WHEREAS, successful completion of the Project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credit benefits in the estimated amount of \$800,000; and,

WHEREAS, the application requirements for the Workforce Housing Tax Credit Program include the submission of a resolution in support of the Project by the community where the 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, which is expected to consist of funds from the annual investment the City of Des Moines provides to the Neighborhood Development Corporation, estimated in the amount of \$48,000 for this project; and,

WHEREAS, JKLM Real Estate, L.L.C., presented the Project at a meeting with the Drake Neighborhood Association on April 5, 2016.

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 support for the JKLM Real Estate, L.L.C., application to the IEDA, seeking an award of Workforce Housing Tax Credit benefits in the amount of \$800,000.
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 application by JKLM Real Estate, L.L.C., 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 JKLM Real Estate, L.L.C., for submittal to the IEDA, and to conduct project compliance monitoring.

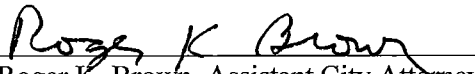
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4. In the event that any of the project characteristics mentioned above should change prior to the final award of tax credit benefits to JKLM Real Estate, L.L.C., then:
 - a. The City Manager or the City Manager's designee is authorized and directed to execute the applicable consent to any unsubstantial change upon receipt of a recommendation in support of such consent by 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.

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown, Assistant City Attorney

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| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| COLEMAN | | | | |
| GATTO | | | | |
| GRAY | | | | |
| HENSLEY | | | | |
| MOORE | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

April 6, 2016

Honorable Mayor Cownie and Members of Des Moines City Council
400 Robert D Ray Drive
Second Floor
Des Moines, IA 50309

RE: 3201 Forest Avenue

Dear Mayor and Council Members:

Last night we held a Neighborhood Association meeting at which approximately twenty of our members attended. The purpose of the meeting was discuss with the Neighborhood Development Corporation's proposed development on this site.

NDC showed those attending examples of their previous projects in Des Moines, discussed where they were with diligence in the acquisition of the Forest Avenue site, and talked about how they would work with the neighborhood on the planning, design and development of the project.

Considerable discussion followed which included topics such as: the history to the site, the unsuccessful previous development proposals and their shortcomings, and issues of concern or interest to the neighbors in preparing a new development concept. At the end of the meeting, a straw poll was taken and the majority of those present agreed to work with NDC on the proposed development.

As a result of this discussion, the Drake Neighborhood Association is supportive of NDC's application for State Workforce Housing Tax Credits. We would ask City Council to approve their request at the April 11 Council meeting, so that NDC may proceed to complete the diligence process and begin to work with us on a new development proposal.

Our next meeting with NDC is scheduled for Wednesday, April 13 for our April Board Meeting. In that meeting we will begin to discuss design issues. All of you are invited to attend.

We would like to thank City Council for delaying their decision on this matter so that neighborhood consultation could occur.

Sincerely,



Kristina Johnson, President
Drake Neighborhood Association