



Date May 4, 2026

**RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY KINGMAN PLACE TOWNHOMES, LLC FOR THE KINGMAN PLACE TOWNHOME PROJECT AT 3125 KINGMAN BLVD.**

WHEREAS, KINGMAN PLACE TOWNHOMES, LLC (the "Developer"), represented by Carrie Woerdeman (executive 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 Kingman Place Townhome Project (the "Project"); and

WHEREAS, successful completion of the Project requires funding from a number of sources, including an award of Iowa Workforce Housing Tax Credits in the amount of \$450,000; 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 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 housing unit; and

WHEREAS, the Developer is proposing to undertake new construction of 20 new housing units at 3125 Kingman Blvd. (the "Improvements"), at an estimated project cost of \$7,099,120; and,

WHEREAS, on April 2026, by Roll Call No. 26-0496, the City Council approved a preliminary award of HOME Investment Partnerships Program funds in the amount of \$640,000 with the Developer whereby the Developer agreed to undertake the Improvements specifically stated in the preliminary award letter which will result in local matching funds well in excess of \$1,000 per housing unit; and

WHEREAS, the City finds that the subject property is not zoned appropriately for construction of the proposed improvements and use and a re-zoning effort will be required for such proposal and is currently underway.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, as follows:

Date May 5, 2026

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 Developer, 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 the Developer 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 Developer, 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 Development Services 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. 26- 171 )

MOVED by \_\_\_\_\_ to adopt. SECOND by \_\_\_\_\_

FORM APPROVED:

/s/Gary D. Goudelock  
 Gary D. Goudelock  
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
 Mayor

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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