



Roll Call Number

16-0471

Agenda Item Number

24

Date March 21, 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.

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.

(continued)



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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.

(Council Communication No. 16- 146)

MOVED by Grag to defer to the April 11, 2016 Council meeting; refer to the City Manager to meet with the Drake Neighborhood Association, NDC, Drake University and other interested parties, to review the project.

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	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin 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.

Diane Rauh

City Clerk