



**Date** July 19, 2021

**RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT  
BENEFIT APPLICATION TO BE SUBMITTED TO  
THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY  
3524 6<sup>th</sup> AVE, LLC (JOSEPH CORDARO) FOR THE  
HIGHLAND APARTMENTS PROJECT AT 3524 6<sup>th</sup> AVENUE**

WHEREAS, 3524 6<sup>th</sup> Avenue, LLC (the "Developer"), represented by Joseph Cordaro (principal), 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 Highland Apartments 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 \$260,000; 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 \$1,671,037; and

WHEREAS, on March 8, 2021, by Roll Call No. 21-0381, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with the Developer, 3524 6<sup>th</sup> Ave, LLC, whereby the Developer and said partners agreed to undertake the Improvements specifically stated in the Agreement for an estimated cost of \$2,600,000; and

WHEREAS, the Agreement requires improvements that include, but may not be limited to: redevelop the property at 3524 6<sup>th</sup> Avenue by historic renovation of the 11,893 square-foot building with approximately 3,800 square-feet of ground floor commercial space and 14 multi-residential units on the upper two floors which will include eight studio units and six one-bedroom units; and

WHEREAS, the Agreement requires compliance by the Developer of all of its terms in exchange for which the City will provide the estimated amount of \$1,671,037 in tax increment financing incentives.

**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 Developer, to the IEDA in July 2021, seeking an award of Workforce Housing Tax Credit benefits in the amount of \$260,000.
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 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.



**Roll Call Number**

21-1130

**Agenda Item Number**

46

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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 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. 21- **338** )

MOVED by Gatto to adopt.

FORM APPROVED:

/s/ Glenna K. Frank  
Glenna K. Frank  
Assistant City Attorney

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE         | ✓    |      |      |        |
| BOESEN         | ✓    |      |      |        |
| GATTO          | ✓    |      |      |        |
| GRAY           | ✓    |      |      |        |
| MANDELBAUM     | ✓    |      |      |        |
| VOSS           | ✓    |      |      |        |
| WESTERGAARD    | ✓    |      |      |        |
| TOTAL          | 7    |      |      |        |

MOTION CARRIED

APPROVED

J. M. Franklin Cownie  
Mayor

**CERTIFICATE**

I, P. KAY CMELIK, 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.

P. Kay Cmelik

City Clerk