



AGENDA
REGULAR MEETING OF THE
WINDSOR HEIGHTS CITY COUNCIL

Thursday, June 8, 2023 - 12:00 PM

VIA ZOOM by registering in advance for this meeting:

<https://us02web.zoom.us/j/7832856334>

After registering, you will receive a confirmation email containing information about joining the meeting.

Notice to the Public: If you would like the supporting documents and information, please call City Hall by noon the day of the meeting. Copies of City Council Agendas are free to the public. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting.

1. **Call to Order/Roll Call**
2. **Approval of the Agenda**
3. **New Business:**
 - A. Consideration of Resolution No. 2023-39 IEDA Resolution
4. **Adjourn**

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law.

RESOLUTION NO. 2023-39
RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT BENEFIT APPLICATION TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY NICK JENSEN FOR THE APARTMENT PROJECT AT THE SOUTHWEST CORNER OF 63RD STREET AND UNIVERSITY AVENUE.

WHEREAS, Caliber Development, represented by Nick Jensen, 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 development of a multi-family housing project called The Windsor at 63rd Street and University Avenue in Windsor Heights, Iowa; 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 up to \$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 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 \$1,000,000, and

WHEREAS, the Project includes construction of 101 housing units at 63rd Street and University Avenue in Windsor Heights, Iowa, and

WHEREAS, the Project is located within the City-wide Urban Revitalization Area and provided that the Improvements are completed as planned and a proper application is filed, the taxable value added to the property by the completion of the Improvements will qualify for tax abatement under the City's Urban Revitalization Plan, providing financial assistance of approximately over \$1,000,000 based upon the estimated annual abated property taxes.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Windsor Heights, Iowa, as follows:

1. The City Council of the City of Windsor Heights does hereby express its strong support for the application by Developer, to the IEDA in June, 2023, seeking an award of Workforce Housing Tax Credit benefits in the amount of \$1,000,000.
2. The Mayor and the City Administrator 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 City Clerk 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 Administrator or the City Administrator's designee is authorized and directed to execute the applicable consent to any unsubstantial change.

b. Any substantial change shall be subject to approval by the City Council after report and recommendation by the Administrator.

Passed and Approved this 8th day of June, 2023.

Mike Jones, Mayor

Attest: Adam Strait, Deputy City Clerk