

RESOLUTION NO. 035 (2024/2025)

A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX INCENTIVES APPLICATION SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) BY ELITE GUTTERS DBA ELITE EXTERIORS FOR A HOUSING PROJECT IN NEVADA, IOWA

WHEREAS, previously the City of Nevada, Iowa, through Resolution No. 087 (2023/2024) supported a Workforce Housing Tax Incentive Application for Diamond F Properties who proposed to construct four, 3 bedroom/2 bath, single family homes and invest \$1,200,000 in the City of Nevada, Iowa; and

WHEREAS, Diamond F Properties has decided to rescind their intent to construct the project and Elite Gutters d/b/a Elite Exteriors has committed to the project; and

WHEREAS, The Iowa Economic Development Authority has agreed to transfer the tax credits from Diamond F Properties to Elite Gutters d/b/a Elite Exteriors ("Developer"); and

WHEREAS, the proposed project will support the City's efforts to create new housing opportunities for a growing workforce within the community and address a critical need for housing in Nevada; and

WHEREAS, the City of Nevada created the Urban Revitalization Area Plan in June of 1992, along with amendments, which will provide assistance to the project in the form of residential property tax abatements; and

WHEREAS, the Developer's application to the Workforce Housing Tax Incentive Program will provide necessary tax credits and other benefits which will directly contribute to the success of the development; and

WHEREAS the City supports said application to the Iowa Economic Development Authority (IEDA) for state tax incentives under the Workforce Housing Tax Incentive Program for its 4-home development project in Nevada; and

WHEREAS the IEDA's Workforce Housing Tax Credit allows developers tax incentives that include a refund of sales, service or use taxes paid during construction; and

WHEREAS, the Developer has requested that the City declare its intent to fulfill the Local Contribution Requirement and provide future fiscal support to the Project through (a) a \$30,000 incentive per home if the buyer is LMI eligible or (b) \$1,000 per home if the buyer is above the LMI wage threshold

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA:

1. The City Council of the City of Nevada, hereby supports the submission of an Iowa Economic Development Authority Application to the Workforce Housing Tax Credit Program by Elite Gutters d/b/a Elite Exteriors, for necessary tax credits and other benefits directly contributing to the success of the development at 436 11th Street, Nevada, Iowa.
2. The Developer will commit to undertaking the Project, investing certain minimum amount of dollars into the Project and meeting certain performance benchmarks with respect to the completion, maintenance, use and operation of the project;
3. In order to satisfy the Local Contribution requirement the City will provide support with property tax abatements and LMI Eligible buyers \$30,000 per home incentive or non LMI Eligible buyers a \$1,000 per home incentive
4. The Mayor and City Administrator/Clerk are hereby authorized to sign such documentation as may be reasonably requested by the Developer to show the City's support for the Project and the corresponding application for grant assistance, provided that such documentation is consistent with the terms of this Resolution.
5. Both the City and Developer acknowledge that the City's commitment in this Section is merely a present statement of intent and that the City Council and Developer will enter into a Development Agreement consistent with the terms of this Resolution.

Passed and Approved this 28th day of October, 2024.

Brett Barker, Mayor

ATTEST:

Kerin Wright, City Clerk

Erin Mousel

From: Brenda Dryer <brenda@amesalliance.com>
Sent: Wednesday, October 16, 2024 12:40 PM
To: Erin Mousel; Jordan Cook
Subject: RESOLUTION NEEDED - October 28th Council Meeting

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Good afternoon, Erin.

Diamond F will be walking away from their Workforce Housing Tax Credit award. I have shared this documentation with Jordan.

The State has agreed to transfer these tax credits to **ELITE GUTTERS DBA ELITE EXTERIORS**. We need a new resolution from the City of Nevada reflecting this change.

Can you look at Resolution No. 087 and adjust the developer's name to what is noted above, and give it a new number?

Jordan – I will plan to be at the Council meeting in case there are questions.

Thank you both!

Brenda S. Dryer
Senior Vice President



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WORKFORCE HOUSING TAX INCENTIVE PROGRAM
AWARD DECLINATION

RECIPIENT: Diamond F Properties
APPLICATION NUMBER: 564745
PROJECT NAME: Diamond F Properties - Trailside Nevada

By signing below, Diamond F Properties (Recipient), 837 W Maple, Nevada, IA 50201 acknowledge the following:

1. Recipient does not intend to build the project as presented in the application identified above.
2. Recipient is entitled to receive the Workforce Housing Tax Incentive Program award (Award) made pursuant to the application identified above.
3. The Award is hereby irrevocably declined by Recipient as of the latest date signed below.
4. The individual signing below has full authority to sign this declination on behalf of Recipient.

Recipient may make additional applications for the Workforce Housing Tax Incentive Program during subsequent application periods.

FOR RECIPIENT:



Matt Flummerfelt (Oct 16, 2024 10:09 CDT)

Matthew Flummerfelt, Owner

10/16/2024

DATE