Council Communication

Department: Community Development	Resolution No.: 24 -	Public Hearing: September 9, 2024

Subject/Title

Resolution to approve Turn the Paige Homes of the East Manawa Phase I Improvement Project.

Background/ Discussion

Background

In 2022, the City purchased 93.17 acres located on E. Manawa Drive using ARPA funds of $4,190,000. Conceptual plans show a range from 600 to 900 housing units on the property depending on design and developer selection. The City will be selecting a developer for the site in the near future. The City is applying for an Iowa Economic Development Authority (IEDA) grant for up to $8 million. These funds would be used on the south corridor of the property to help with infrastructure cost and construction of up to 40 single family housing units. In order to proceed with the application, the City must select a developer/builder to assist in the construction of the single-family housing units.

Discussion

Proposals were received for the Phase I of the development. Turn the Paige Homes is a local developer that the City partnered with on Hillside Estates (Paige Lane) project which was a highly successful mixed-income development. Jarrod McIntyre, owner, is able to meet the program requirements of the IEDA.

Recommendation

The Community Development Department recommends approval of Turn the Paige Homes as the preferred builder for the East Manawa Phase I development.

Attachments

1. Resolution
2. Turn the Paige Homes Biography

Submitted by: Courtney Harter, Community Development Director