**Council Communication**

| Department:<br>Community Development | Resolution No.: 25 - | City Council: May 5, 2025 |
|---|---|---|

**Subject/Title**

Resolution establishing a deadline for submission of executed agreement for the Development of the East Manawa Housing Development Project along with proof of financing for the project.

**Background/ Discussion**

Background

In December 2024, the City applied for a grant from the Iowa Economic Development Authority (IEDA) Community Development Block Grant Disaster Recovery (CDBG-DR) for the construction of 40 new, for-sale single-family dwelling units to support households at or below 80% of the median family income. As part of the application, the City requested proposals from interested builders to assist in the construction of the units. The City selected Jarrod McIntyre of Turn the Paige Homes/Investments as the preferred builder on the project (Resolution 24-245).

The City received notification in March 2025 of its award from IEDA for $6,873,501 which includes the following expenses:

| Item | CDBG- DR Grant | City Match | Developer Match | Total Cost |
|---|---|---|---|---|
| Infrastructure | $270,411.00 | $1,911,452.00 | $0.00 | $2,181,863.00 |
| Housing Construction | 5,000,000.00 | 0.00 | 7,000,000.00 | 12,000,000.00 |
| Mitigation (storm shelters) | 203,090.00 | 0.00 | 0.00 | 203,090.00 |
| Down Payment Assistance | 1,400,000.00 | 0.00 | 0.00 | 1,400,000.00 |
| TOTAL | $6,873,501.00 | $1,911,452.00 | $7,000,000.00 | $15,784,953.00 |

As part of the commitment to the project, Turn the Paige must be able to financially secure $7,000,000.00 to construct the homes. A construction cost offset of $5,000,000.00 is provided by the CDBG-DR grant.

Because the timeline for the project is limited, Staff proposes Turn the Paige must sign the attached development agreement and provide proof of financing by May 12, 2025. If this cannot be completed, the City will request proposals to secure a new builder.

**Recommendation**

The Community Development Department recommends approval of the resolution establishing a deadline for the submission of the executed agreement for development of the East Manawa Phase I Housing Project along with proof of financing for the project.

**Attachments**

Resolution