

# City Council Agenda Item Memo

**From:** Jacob Meshke, Deputy City Manager

**Council Meeting:** May 7, 2024

**Subject:** Resolution 24-049: Support for Application for Financial Assistance by CD Properties

**Presenter:** Tim Reed, Brookings Economic Development Corporation Executive Director/CEO

## **Summary:**

Brookings Economic Development Corporation (BEDC) and City staff recommend approval of the resolution supporting CD Properties application for financial assistance through the Housing Infrastructure Fund (HIF). A successful application would support a four (4) story mixed-use commercial and residential building to be located on 6<sup>th</sup> Street between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue.

## **Background:**

The HIF was created in February 2023 to be administered by South Dakota Housing for the purpose of making loans and grants for housing infrastructure projects. Two hundred (\$200) million was allocated to South Dakota Housing through a combination of the South Dakota General Fund and American Rescue Plan Act (ARPA). South Dakota Housing began accepting applications for the HIF program on July 24, 2023. The City previously supported the successful application of the Branch Creek housing development through the HIF program.

City staff have been made aware that funds may still be available through the HIF program to support housing development in Brookings. A resolution of support from the political subdivision is required as part of the HIF application process.

## **Item Details:**

The resolution would offer the City's support for CD Properties' application for financial assistance through the HIF program. CD Properties is proposing a four (4) story mixed-use residential and commercial development to be located on the south side of 6<sup>th</sup> Street between 12<sup>th</sup> Avenue and 13<sup>th</sup> Avenue.

The mixed-use development would include efficiency, one (1) bedroom, and two (2) bedroom units totaling 117 residential units. The development would also include nearly 4,000 square feet of business/commercial space.

For next steps, this item will go to the May Planning Commission meeting for a commercial corridor overlay review and recommendation before coming to a future City Council meeting.

**Legal Consideration:**

City Attorney Steve Britzman has reviewed the resolution.

**Strategic Plan Consideration:**

Economic Growth – the project will provide workforce housing opportunities supported by the 2022 Housing Study as well as commercial/business space.

**Financial Consideration:**

A future request for tax increment financing (TIF) is anticipated to support the project.

**Options and Recommendation:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a Study Session
5. Discuss / take no action / table

BEDC and City staff recommend approval.

**Supporting Documentation:**

Memo

Resolution

BEDC Letter of Support

Location Map