



Community Development Authority

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DATE: February 7, 2012

TO: Community Development Subcommittee

FROM: Natalie Erdman, Executive Director
Community Development Authority

SUBJECT: Community Development Subcommittee

Fannie Mae Line of Credit

- Fannie Mae sent a default letter and demand for payment of \$651,000.
- Prior to discussing a restructure of the loan repayment, they will require execution of a “work out” letter.
- Both documents are being reviewed by the City Attorney’s office.
- Fannie Mae is open to discussing a potential restructure once the work out letter is executed.

Burr Oaks Senior Housing Update

- There are 5 vacant apartments with one application approved and two applications in process.
- Final costs were submitted to WHEDA in January and the 8609’s were issued.
- Draft documents for the permanent loan are being circulated.

Truax Park Redevelopment Phase I Update

- The investor member has confirmed that they will purchase the additional credits for 70 cents per credit.
- Staff is working on the cost certification for submission to WHEDA so that final equity and development fees can be requested from the investor.

Truax Park Phase II

- An application for 9% Low Income Housing Tax Credits was submitted to WHEDA on February 3, 2012. We expect to hear whether Truax Park Phase II will receive credits in April.

Burr Oaks Phase 2 Update

- No change since the last meeting

The Village on Park Update

Construction Activity

- Have met with the Architect to coordinate final revisions to the construction documents
- A construction schedule will be discussed at the CD Subcommittee meeting.

Leasing Activity

- Jimmy Johns has a strong interest in leasing 2,000 s.f. of retail space. Sample layouts are being prepared and an estimate of “white box” finish has been obtained. A letter of intent is expected to follow.
- Habanaro’s Mexican Grill toured the site twice, but is not interested in expanding at this time.

Access Community Health Land Sale

- Purchase and Sale Agreement has been drafted and is being negotiated.
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