



Legislation Details (With Text)

File #:	30298	Version:	1	Name:	Authorizing the approval of the re-structuring of the Tenney Nursery and Parent Center, Inc. deferred loan to an installment loan.
Type:	Resolution	Status:			Passed
File created:	5/21/2013	In control:			BOARD OF ESTIMATES (ended 4/2017)
On agenda:	6/18/2013	Final action:			6/18/2013
Enactment date:	6/19/2013	Enactment #:			RES-13-00451
Title:	Authorizing the approval of the re-structuring of the Tenney Nursery and Parent Center, Inc. deferred loan to an installment loan.				
Sponsors:	Maurice S. Cheeks, Lauren Chare, Matthew J. Phair, Ledell Zellers				
Indexes:					
Code sections:					
Attachments:	1. Tenney Nursery and Parent Center Inc Loan Repayment Memo.pdf				

Date	Ver.	Action By	Action	Result
6/18/2013	1	COMMON COUNCIL	Adopt	Pass
6/10/2013	1	BOARD OF ESTIMATES (ended 4/2017)	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
6/6/2013	1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Return to Lead with the Recommendation for Approval	Pass
6/4/2013	1	BOARD OF ESTIMATES (ended 4/2017)	Referred	
6/4/2013	1	COMMON COUNCIL	Refer	Pass
5/29/2013	1	Community Development Division	Referred for Introduction	

Fiscal Note

The Resolution will authorize the conversion of a City administered CDBG deferred payment rehabilitation loan of \$28,700 to an installment loan, with \$8,000 of original principal forgiven upon completion of the new loan terms. Total principal repayment will be \$20,700, no interest will be paid, and \$8,000 will be forgiven. There is no impact on the City levy.

Title

Authorizing the approval of the re-structuring of the Tenney Nursery and Parent Center, Inc. deferred loan to an installment loan.

Body

Tenney Nursery and Parent Center, Inc (TNPC) owns a property located at 1321 E. Mifflin St. TNPC occupy the first floor and leases the second floor of the building. In 1996, Centro Hispano wanted to lease the second floor but needed accessibility modifications to their space so program participants could access their services.

TNPC, as owner of the property, needed to be the applicant agency to CDBG to access rehab funds to install a wheelchair lift to make Centro Hispano services accessible. As part of receipt of the rehab funds, TNPC signed a promissory note for a deferred loan in the amount of \$28,700. The loan was deferred until such time that the property would be sold, had a change of use or discontinued eligible use.

WHEREAS, on February 20, 2013, TNPC requested a subordination of the City of Madison loan as part of a refinance of the property debt.

WHEREAS, CDBG staff reviewed this request and determined that Centro Hispano had moved out of the property and the second floor was leased to two new tenants.

WHEREAS, in order for the City's loan to continue to be deferred the new tenants would need to serve at least 51% low and moderate income persons.

WHEREAS, the new tenants did not meet this threshold so the loan would become due and payable.

WHEREAS, TNPC stated they could not afford to pay the loan in full.

WHEREAS, CDBG staff worked with TNPC to determine a repayment schedule that they could afford.

WHEREAS, the repayment schedule that was negotiated between CDBG staff and TNPC included a restructuring of the \$28,000 loan to TNPC from a deferred loan to an installment loan with monthly payments of \$260/month for five years, totaling \$15,600, and a balloon payment at the end of the fifth year of \$5,100 and forgiveness of \$8,000 at the end of the five year period and full repayment of the \$20,700.

WHEREAS, since the loan is being converted to an installment loan, the request for subordination was no longer needed.

WHEREAS, the CDBG staff and committee have reviewed the proposed new loan terms and find them necessary and reasonable while still adequately ensuring a reasonable risk to the City

WHEREAS, the CDBG Staff and Committee have reviewed these new loan terms and found that they further the goals expressed in the Five-Year Community and Neighborhood Development Plan

NOW THEREFORE BE IT RESOLVED that the Common Council authorize CDBG staff to proceed with executing a new promissory note with Tenney Nursery and Parent Council, Inc .which allows for monthly payment of \$260/month for five years with a \$5,100 balloon payment at the end of the fifth year. \$8,000 will be forgiven at the end of the five year period and full repayment of the \$20,700.