



Legislation Details (With Text)

File #:	36808	Version:	1	Name:	Amending RES-13-00876, authorizing the Mayor and City Clerk to execute a development agreement to fund a \$400,000 Tax Incremental Finance Loan to Pinney Lane Apartments, LLC ("Developer") to assist in the development of an approximately 70-unit income-res
Type:	Resolution	Status:			Passed
File created:	1/12/2015	In control:			BOARD OF ESTIMATES (ended 4/2017)
On agenda:	1/20/2015	Final action:			2/3/2015
Enactment date:	2/9/2015	Enactment #:			RES-15-00081
Title:	Amending RES-13-00876, authorizing the Mayor and City Clerk to execute a development agreement to fund a \$400,000 Tax Incremental Finance Loan to Pinney Lane Apartments, LLC ("Developer") to assist in the development of an approximately 70-unit income-restricted housing project located at Lot 5 of the Royster Corners plat, generally located at the corner of Cottage Grove Road and Dempsey Road in TID #44 (Royster Clark).				
Sponsors:	David Ahrens				
Indexes:					
Code sections:					
Attachments:	1. 10307 Pinney Lane Apts TIF Funding, Enactment No. 13-00876.pdf				

Date	Ver.	Action By	Action	Result
2/3/2015	1	COMMON COUNCIL	Adopt	Pass
1/26/2015	1	BOARD OF ESTIMATES (ended 4/2017)	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
1/20/2015	1	COMMON COUNCIL	Referred	
1/12/2015	1	Attorney's Office	Referred for Introduction	

Fiscal Note

There is no material change relative to the City financing, which was previously authorized in the 2014 adopted capital budget of the Planning and Community and Economic Development agency (project no. 22, "TID 44 - Royster Clark").

Title

Amending RES-13-00876, authorizing the Mayor and City Clerk to execute a development agreement to fund a \$400,000 Tax Incremental Finance Loan to Pinney Lane Apartments, LLC ("Developer") to assist in the development of an approximately 70-unit income-restricted housing project located at Lot 5 of the Royster Corners plat, generally located at the corner of Cottage Grove Road and Dempsey Road in TID #44 (Royster Clark).

Body

WHEREAS on December 5, 2013, the Common Council approved RES-13-00876 in which the Mayor and the Common Council authorized a TIF loan of \$400,000 to Pinney Lane Apartments, LLC ("Developer"), and

WHEREAS the loan is contingent on the awarding of Low Income Housing Tax Credits, and

WHEREAS the resolution did not authorize the Developer to assign its rights to the loan, which, for the purposes of receiving Low Income Housing Tax Credits, is required, and

WHEREAS any “material change” to the ownership of the Project or Property is subject to reconsideration by the City.

NOW, THEREFORE, BE IT RESOLVED that the paragraph entitled Form of Assistance in Resolution 13-00876 be amended to state that the TIF assistance shall be provided in the form of a zero interest (0%) loan at closing from the City to Developer, or its assigns, in the amount of Four Hundred Thousand Dollars (\$400,000) ("TIF Loan"). Said TIF Loan becomes a grant when the tax increment recovered from the Project and/or cash payments from Developer are sufficient to repay the TIF Loan and the City's associated borrowing costs. Said TIF loan may be re-loaned by the Developer or its assigns for the purpose of receiving Low Income Housing Tax Credits.