

COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street
Planning / Engineering Conference Room – 5:00 PM
Thursday, October 29th, 2015

MINUTES - SPECIAL MEETING

- I. **Call to Order.** The Meeting of the Community Development Authority was called to order by Chairman John Stangel at 5:00 PM.
- II. **Roll Call.**
- III. **Housing Rehabilitation Business. Discussion and Possible Action on Modifications to the Loan Terms for Artist Lofts/Mirro Plant #3 Project.**

Nic Sparacio reviewed the modifications to the loan terms and the revised project narrative including: 1. (Name of Borrower) Reflects changes to the organization, the new management agreement in place and working with Impact 7 as the tax credit recipient.

2. (Term) The tax credit equity sources require a 30 year term on this loan from the date of completion instead of a 15 year term. Repayment in full would be required in the event of any sale or refinancing of any of the project debt; with repayment at City's option upon award of Federal Home Loan Bank Affordable Housing Program grant. Ald. Hennessey asked if the loan could be repaid early without penalties. Sparacio replied yes. Bob Lemke provided additional information regarding the loan restructuring. He stated that the historic state tax credits from Impact 7 allowed them (Artist Lofts) to receive more tax credits to pay off the city loan in first position and restructure and strengthen the project.

Sparacio continues with 3. (Use of RLF Proceeds) Use of proceeds shall be available for acquisition assistance supporting affordable housing. The Department of Administration also requested that reference to HCRI be removed from this project narrative, so that section is deleted. The commitment to provide those funds to the project remains.

4. (Other Conditions) Added City of Manitowoc option to satisfy obligations should Artist Lofts receive a Federal Home Loan Bank Affordable Housing Program grant. Ald. Able questioned if the program would have monies available to continue to support other initiatives. Sparacio replied yes, monies would be available for the single and two family rehabilitation loans once we have a consultant on board to administer the program

Motion by Ald. Chris Able to approve the modifications as recommended by staff to the Loan Terms for the Artist Lofts / Mirro Plan # 3 project. Seconded by Emil Roth. Approved unanimously.

IV. Adjournment. The meeting was adjourned at 5:10 PM

Attendance

Members Present

Ald. Chris Able
Ald. Jill Hennessey
Gene Maloney
Emil Roth
John Stangel

Members Excused

Anton Doneff, Sr.
Dennis Tienor

Staff Present

Nic Sparacio

Others Present

Todd Hutchison
Lori Beth Hutchison
Bob Lemke
Alex Konop
Ashley Anhalt