

St. Louis City Ordinance 62474

FLOOR SUBSTITUTE

BOARD BILL NO. [91] 272

INTRODUCED BY ALDERMAN MARTIE ABOUSSIE , PAUL BECKERLE

An ordinance appropriating the sum of THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$325,000.00) under certain terms and conditions from the UDAG Repayment Fund to the Land Clearance for Redevelopment Authority for the Colonial Village Apartments Project, ratifying a memorandum of understanding, and containing an emergency clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

Section One. There is hereby appropriated the sum of THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$325,000.00) from the UDAG Repayment Fund to be loaned by the Land Clearance for Redevelopment Authority of the City of St. Louis, acting as Agent of the City of St. Louis, for the Colonial Village Apartments Project.

Section Two. The Memorandum of Understanding, attached hereto and marked Exhibit A, setting forth the terms and conditions for the use of said money is hereby ratified.

Section Three. This being an ordinance for the preservation of public peace, health and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and shall become effective immediately upon its passage and approval by the Mayor.

Exhibit A

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING, made and entered into this _____ day of November, 1991 by and between the Board of Estimate and Apportionment of the City of St. Louis ("Board") and the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA").

WITNESSETH, THAT:

WHEREAS, the Colonial Village Apartments (the "Project") is a 164 unit apartment complex located on the City's south side that is currently in a substantial state of disrepair and experiencing high vacancy levels; and

WHEREAS, the current owners of the Project have defaulted on the mortgage and are no longer capable of operating the Project on a long term basis; and

WHEREAS, the Colonial Village Apartments, L.P., a Missouri limited partnership, is acquiring and rehabilitating the Project with proceeds from the issuance of bonds by the Industrial Development Authority and from investment generated equity utilizing the Low Income Tax Credit; and

WHEREAS, the mandate of the State bond allocation requires that the transaction close immediately, as the allocation technically expired on November 15, 1991; and

WHEREAS, although sixty-eight percent of the equity has been contributed by the St. Louis Equity Fund, the remaining thirty-one percent of the equity cannot be syndicated by closing; and

WHEREAS, the St. Louis Public Development Corporation V ("PDC V"), the general partner of Colonial Village Apartments, L.P., is requesting that the City of St. Louis (the "City") loan, to PDC V, \$325,000 on an interim basis to be repaid when the remainder of the equity can be syndicated, but in no event later than six months from the date of the execution of the promissory note; and

WHEREAS, the City is custodian of certain Urban Development Action Grant ("UDAG") repayment funds; and

WHEREAS, pursuant to a Cooperation Agreement between the City, acting through its Community Development Agency, and LCRA, LCRA is acting as the Program Agent of the City with respect to the UDAG funds; and

WHEREAS, UDAG repayment funds in the amount of \$325,000 are available to loan PDC V; and

WHEREAS, all parties hereto desire to assist this Project to insure the continuing availability of housing for low and moderate income housing;

NOW, THEREFORE, the parties agree as follows:

1. The Board authorizes and directs the Comptroller i) to authorize and direct LCRA to loan the sum of THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$325,000.00) to PDC V for the benefit of the Colonial Village

Apartments under the terms and conditions set forth in the Promissory Note, attached hereto and marked Exhibit 1 and incorporated by reference as if fully set out; and ii) to provide said sum to LCRA, in immediately available funds.

2. In the event that Board Bill No. 272, attached hereto and marked Exhibit 2 and incorporated by reference as if fully set out, is not enacted by the St. Louis Board of Aldermen within ninety (90) days of November 22, 1991, this Memorandum of Understanding shall become a nullity and the moneys paid over to the LCRA shall be returned with interest, as described in said Promissory Note, forthwith to the Comptroller by LCRA.

IN WITNESS WHEREOF, we set our hands the date first written above.

BOARD OF ESTIMATE AND APPORTIONMENT OF THE CITY OF ST. LOUIS

Mayor

Comptroller

President of the Board of Aldermen

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS

By: _____

Title: _____

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
11/22/91	11/22/91	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
12/13/91			12/17/91	12/17/91
ORDINANCE	VETOED		VETO OVR	
62474				

