

RESOLUTION NO. 34-1993

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, AUTHORIZING THE CITY TO BORROW FUNDS FOR THE ACQUISITION AND RENOVATION OF THE WINDSOR HOUSING PROJECT AND TO PLEDGE AS SECURITY THE CITY'S COMMITMENT FOR PERMANENT FINANCING UNDER SECTION 108 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED.

WHEREAS, the Windsor Housing Project (Project) upon completion will offer 80 units of affordable housing in downtown Abilene for elderly and disabled persons; and

WHEREAS, the Windsor housing project will provide a housing alternative for independent elderly and disabled persons unable to afford existing retirement facilities; and

WHEREAS, on September 29, 1992, the U.S. Department of Housing and Urban Development (HUD) approved the City of Abilene's request for loan guaranty assistance for the Windsor housing project under Section 108 of the Housing and Community Development Act of 1974, as amended, in the amount of \$1,865,000; and

WHEREAS, the Windsor housing project is being developed by the National Development Council, a non-profit corporation engaged in job creation, economic development and affordable housing activities; and

WHEREAS, on June 10, 1993 the City authorized the expenditure of predevelopment funds not to exceed \$110,000 to verify the feasibility of the project; and

WHEREAS, the National Development Council retained an architectural firm, a construction management firm and legal counsel and has confirmed the feasibility of the Project; and

WHEREAS, the predevelopment phase of the Project is complete, and the next public offering for Section 108 Loan Guaranties is anticipated late in the fall of 1993; and

WHEREAS, interim funding for the project is needed prior to the next public offering to meet the scheduled construction completion date of September 1994; and

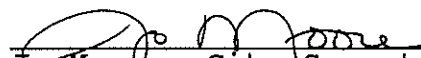
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, THAT:

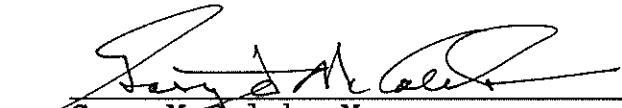
- PART 1. Until the permanent notes are issued and for no longer than one year, the City is authorized to borrow funds not to exceed \$1,865,000 for the acquisition and renovation of the Windsor housing project at the most favorable rate achievable through available sources and lend said funds to the Developer at the same rate.

- PART 2. The City is authorized to pledge as security only the City's commitment from HUD under Section 108 of the Housing and Community Development Act of 1974, as amended, in the amount of \$1,865,000 and the real property known as the Windsor Hotel.
- PART 3. The City's loan to the Developer shall require the Developer to pledge as security to the City the real property locally known as the Windsor Hotel, architectural plans, conceptual drawings and all other documents related to the Windsor housing project.
- PART 4. The City Manager or his designee is authorized to sign all pertinent documents pertaining to the interim loan, Section 108 notes and Developer loan.
- PART 5. This resolution shall take effect immediately from and after its passage.

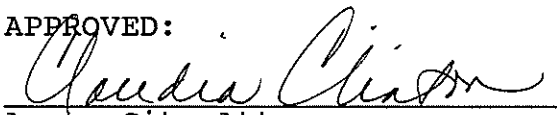
ADOPTED this 9th day of September, A.D., 1993.

ATTEST:


Jo Moore, City Secretary


Gary McCaleb, Mayor

APPROVED:


Asst. City Attorney

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