



**CITY OF BELTON
CITY COUNCIL
BUDGET WORK SESSION, WORK SESSION
AND SPECIAL MEETING
TUESDAY, MARCH 6, 2018 – 6:30 P.M.
CITY HALL ANNEX
520 MAIN STREET
AGENDA**

I. CALL BUDGET WORK SESSION TO ORDER – 6:30 P.M.

A. Budget Overview

1. Special Revenue Funds
2. Capital Project Funds

II. ADJOURN BUDGET WORK SESSION

III. CALL WORK SESSION TO ORDER

A. Presentation by Wallach Communities to consider a resolution of support for affordable senior housing.

A representative of Granada Village Apartments by Wallach Communities will be present

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IV. ADJOURN WORK SESSION

V. CALL SPECIAL MEETING TO ORDER

VI. PLEDGE OF ALLEGIANCE – Councilman Newell

VII. ROLL CALL

VIII. OTHER BUSINESS

Motion to enter Executive Session to discuss matters pertaining to the hiring, firing, disciplining or promotion of personnel, according to Missouri Statute 610.021.3, and that the record be closed.

IX. ADJOURN

SECTION III
A



CITY OF BELTON CITY COUNCIL INFORMATION FORM

AGENDA DATE: March 6, 2018 **DIVISION:** Planning and Building Department /Economic Dev.

COUNCIL: Regular Meeting Work Session Special Session

<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Consent Item	<input type="checkbox"/> Change Order	<input type="checkbox"/> Motion
<input type="checkbox"/> Agreement	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> FYI/Update	<input type="checkbox"/> Presentation	<input type="checkbox"/> Both Readings

ISSUE/RECOMMENDATION:

Discussion of a requested Resolution of support for the rehabilitation of Granada Village Apartments by Wallach Communities. Granada Village is a forty-two unit apartment community at 115 Spring Street, and serves a low-income senior population of 62 and older. Wallach is submitting an application to the Missouri Housing and Development Commission (MHDC) for low-income tax credits.

Representatives of Wallach Communities will be in attendance at the March 6, 2018 Work Session for a presentation on the proposal.

PROPOSED CITY COUNCIL MOTION:

Consensus of the City Council is requested. With concurrence by the Council, staff will prepare the Resolution of Support for the City Council meeting of March 13, 2018.

BACKGROUND:

Wallach Communities is purchasing the existing Granada Village Apartments at 115 Spring Street. Wallach is proposing a renovation to the apartment community that will include interior and exterior improvements, site and landscaping enhancements and remodeling of the community building. The apartments will remain age restricted senior apartments after the renovations.

Wallach notes that the tax credits and new mortgage will be an approximate \$7,000,000 investment in the apartment community.

Please see the attached February 22, 2018 letter from Wallach with further details on the proposal. Also attached are sample elevations, a site plan and community center floor plan.

Building permits will be submitted at the appropriate time to determine compliance with building codes and life safety requirements.

IMPACT/ANALYSIS:

The proposed affordable senior housing development is in compliance with the City's Comprehensive Plan and will provide updated housing for our senior population.

STAFF RECOMMENDATION, ACTION, AND DATE:

Staff recommends support of the request, and preparation of the Resolution of support.

February 22, 2018

City of Belton
920 Main Street, Suite 1400
Kansas City, MO 64105

Wallick-Hendy Development Company, LLC
160 W. Main Street, Suite 200
New Albany, OH 43054

RE: Request for Supporting Resolution – Granada Senior Apartments

Dear City Councilmembers,

Wallick-Hendy Development Company, LLC (“Wallick”) formally requests your support for the rehabilitation of Granada Village Apartments located in Belton, MO. The support of the City will aid Wallick in strengthening an application for funding to Missouri Housing Development Commission (“MHDC”).

Wallick: Wallick Communities is a family-owned affordable housing company based in Columbus, Ohio that was founded in the 1950s. Wallick operates in three major divisions: development, construction, property management. Wallick is the owner of over 200 assets and manages over 13,000 units across the Midwest. Wallick has been one of the top affordable housing developers in the nation performing substantial rehabilitation of existing facilities.

Project Overview: Granada Village Apartments (formally known as “Granada Villas”) presently serves a low-income senior population aged 62 and older. This population will continue to be served if the project is awarded. The project was originally constructed in 1983 and has had no renovation or capital improvements. With nearly 40 years in operation, the project needs a major renovation. If awarded, the project will be preserved and enhanced for the existing residents. Please note, if the project is awarded it will be renamed Granada Senior Apartments.

Project Financing: Wallick is seeking nearly \$600,000 in low-income housing tax credits which will generate approximately \$5,500,000 in tax credit equity and is requesting \$350,000 in HOME funds from MHDC for the proposed rehabilitation. Coupled with a new permanent mortgage and remaining HUD debt and reserves, the total development cost will be nearly \$7,000,000.

Planned Improvements: Wallick is seeking funding that will provide for a substantial renovation of the existing project. Below is a summary of the improvements.

Site: Parking areas will be repaired, sealed, and restriped, enhanced landscaping, new & additional site lighting, security cameras with views of driveways and buildings, sidewalks repaired or replaced, increased accessibility.

160 W. Main Street, Suite 200, New Albany, Ohio 43054 614.863.4640 tel

Exterior: Buildings will receive new roofs, windows, electric meter bank replacement, and siding. Front elevations will be improved with new exterior doors, new privacy fencing, and new treatment of covered entries.

Interiors: Units will receive all new kitchens with energy efficient appliances, Energy Star lighting and ceiling fans, new interior doors, new trim and paint, new flooring, energy efficient HVAC and water heaters, new bathrooms including new fixtures and low-threshold step in showers.

Common Area: The existing community building will be remodeled and enlarged. Improvements will include a new supportive service office, a fitness center, a computer center, a club room with a kitchenette, enlarged and accessible laundry facilities, and a new outdoor deck. Residents will be able to enjoy off-hours access to the fitness and laundry facilities. The clubhouse will also have Wi-Fi capabilities for resident use.

Process and Timeline: Wallick will make an application to MHDC on or before March 16th, 2018. Any and all letters or resolutions of support from the City must be executed and available on or before March 15th, 2018. Wallick strongly feels that the City's support will be critical to the success of this application. Funding decisions from MHDC may occur in May or June of 2018. If successful, Wallick will work diligently to close on the sources of funding and acquisition of the project. It is anticipated that Wallick will be able to close on the project and start construction in the Spring of 2019.

Existing Management & Residents: Wallick presently employees Dalmark Management Group to manage the project. This company will remain in place if awarded. No one presently residing at the project will be displaced as a result of funding. Residents will be asked to temporarily move during construction activities. The construction schedule will be phased, typically one or two buildings (6-12 units) at a time. Temporary relocation will be anywhere from 90-120 days. Wallick will facilitate and pay for all relocation expenses. It is our intention to make the temporary relocation of existing residents as seamless as possible.

Wallick sincerely appreciates your consideration of the project. It is our belief that this project merits the request for funding and will be a future asset to your community and to the residents that call Granada their home. Please do not hesitate to contact me with comments or questions. I may be reached at 614-552-5928 or adunfee@wallick.com.

Sincerely,



Alexis Dunfee
Development Manager
Wallick-Hendy Development Company, LLC



DRAFT - ALL PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

**GRANADA VILLAS SR. APTS
BELTON, MO**

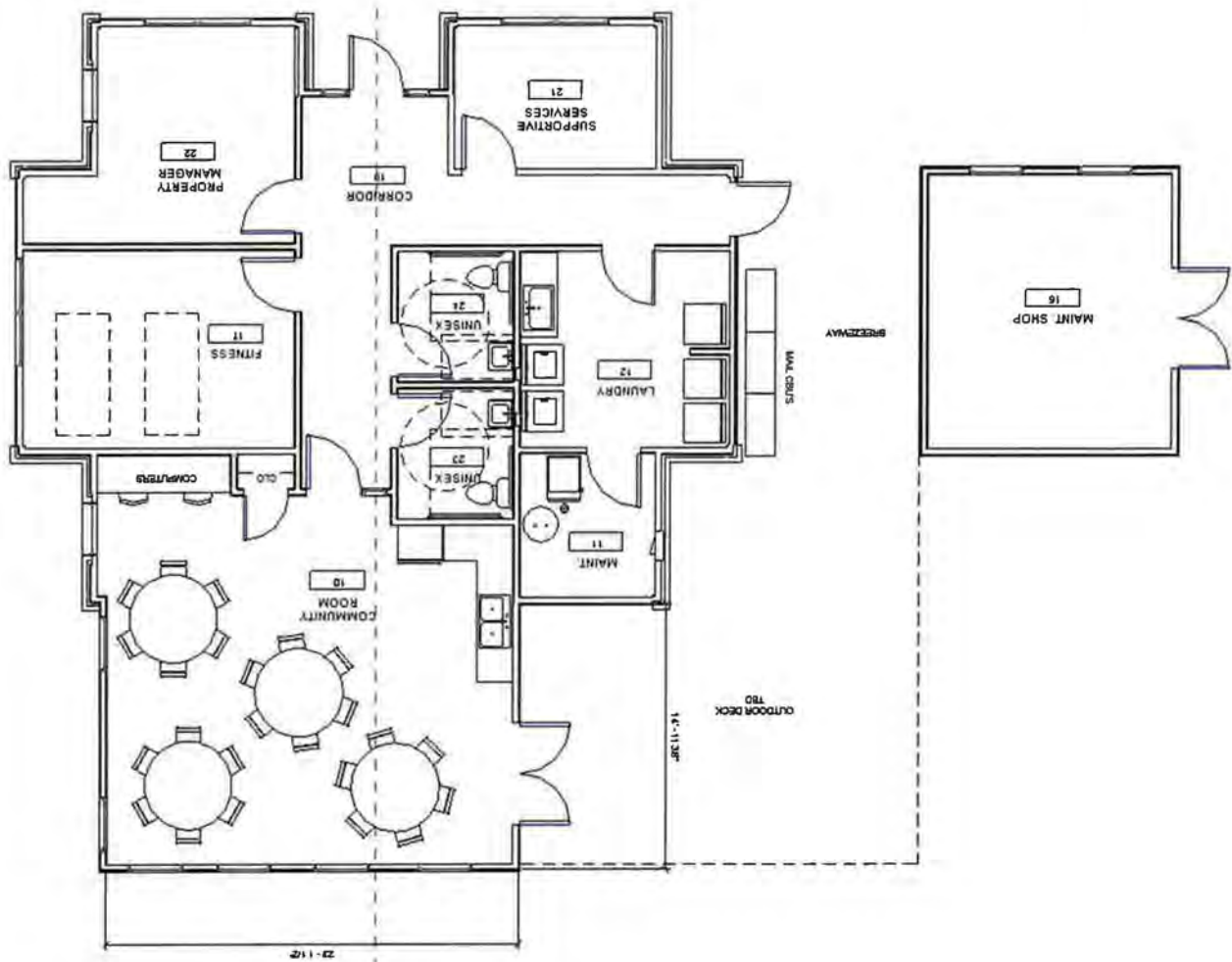




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**GRANADA VILLAS SR. APTS
BELTON, MO**





GRANADA VILLAS SR. APTS - COMMUNITY BUILDING
 BELTON, MO

