



City Council Special Called Meeting Agenda

5:30 p.m.

August 15, 2018

300 West Cotton Street

Jo Ann Metcalf Municipal Building

City Hall Council Chamber

I. Call to Order

II. Citizen Comment

III. Action Items

- A. Consider and take action on an ordinance calling a bond election in the City of Longview on November 6, 2018 and providing for the administration of the election - Dan S. Culver, McCall, Parkhurst & Horton L.L.P.
- B. Consider a Resolution authorizing the City Manager to execute, on behalf of the City of Longview, certain agreements and related documents pursuant to Chapter 380 of the Texas Local Government Code to provide a loan of up to \$600,000 to be used in the rehabilitation of the Petroleum Building located at [202 E. Whaley Street](#) for use as apartments – Michael Shirley, Development Services Director. [Pages 2-5](#)
- C. Consider an Ordinance amending the Fiscal Year 2017-2018 Budget by allocating \$600,000 to account 001-016-000-5111 from fund balance account number 001-6001 for the Chapter 380 Economic Development Loan for Alton Plaza otherwise known as the Petroleum Building – Michael Shirley, AICP, Director of Development Services. [Pages 6-9](#)

IV. Adjourn

Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551. The City Council reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. In addition, the City Council may consider a vote to excuse the absence of any City Council Member for absence from this meeting or for absence from any previous City Council meeting.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary's Office at 903.237.1080 at least two days before this meeting so that appropriate arrangements can be made. Para ayuda en español, por favor llame al 903.237.1000.

Chapter 380 Economic Development Loan for Alton Plaza otherwise known as the Petroleum Building

DESCRIPTION: Alton Plaza, LLC, by Saigebrook Alton, LLC a Texas limited liability company request a commitment to fund a construction loan that will have a principal amount of \$600,000.00, a term of 24 months, and a 0% interest rate. The permanent loan, in the principal amount of \$600,000.00, will have a term of 18 years and 35-year amortization period with a 1% interest rate per annum. Payments during the term of the permanent loan will be subject to cash flow availability. The funds requested for Alton Plaza will help ensure the financial feasibility of the development both during construction and over the life cycle of the community

RECOMMENDED ACTION: Approval of Loan Request

SOURCE OF FUNDS: Reserve Funds

STAFF CONTACT: Michael Shirley, AICP
Director of Development Services
903-237-1059
mshirley@longviewtexas.gov

COUNCIL DATE: August 15, 2018

RESOLUTION NO. 5360

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE, ON BEHALF OF THE CITY OF LONGVIEW, CERTAIN AGREEMENTS AND RELATED DOCUMENTS PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE TO PROVIDE A LOAN OF UP TO \$600,000 TO BE USED IN THE REHABILITATION OF THE PETROLEUM BUILDING LOCATED AT 202 E. WHALEY STREET FOR USE AS APARTMENTS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council has previously enacted Article I to Chapter 33 of the Longview City Code establishing a program pursuant to Chapter 380 of the Texas Local Government Code to promote local economic development and to stimulate business and commercial activity in the City of Longview, Texas, (hereinafter called the "City") by making loans and grants of public money and providing personnel and services of the City; and,

WHEREAS, Alton Plaza, LLC, (hereinafter called the "Company") intends to redevelop the Petroleum Building located at 202 E. Whaley Street into a new 9% tax credit apartment building (hereinafter called the "Project") on property lying within the corporate limits of the City; and,

WHEREAS, upon completing construction of the Project the Company expects to have at least 33 affordable residential units and 15 market rate residential units on the site of the Project; and,

WHEREAS, the City Council specifically determines that the Project will bring benefit to the City consistent with Section 33-8 of the Longview City Code and that the Company and the Project otherwise comply with the applicable requirements of Section 33-7 of the Longview City Code; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2. That, pursuant to the authority set forth in Chapter 380 of the Texas Local Government Code and Article I to Chapter 33 of the Longview City Code and subject to the conditions set forth in this resolution, the City Manager is hereby authorized to execute agreements and other documents by and between the City and the Company and/or affiliates of the Company to encourage the Company to undertake and complete the Project.

Section 3. That the agreements authorized hereby shall be substantially in the form set forth in the attached Exhibit A, which exhibit is made a part of this resolution for all purposes.

Section 4. That the meeting at which this resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 5. That this resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED this 15th day of August, 2018.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

R 380 K ALTON PLAZA 8-15-18

Budget Amendment for the efforts to Redevelop Downtown

DESCRIPTION: In order to promote residential growth by encouraging affordable housing, redevelopment utilizing infill sites, and consider lofts and apartments downtown. A budget amendment is necessary to use the Reserve Funds in the amount of \$600,000.

RECOMMENDED ACTION: Passage Budget Amendment Ordinance

SOURCE OF FUNDS: Reserve Funds

STAFF CONTACT: Michael Shirley, AICP
Director of Development Services
903-237-1059
mshirley@longviewtexas.gov

COUNCIL DATE: August 15 2018

ORDINANCE NO. 4176

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS, AMENDING THE BUDGET FOR THE CITY OF LONGVIEW, TEXAS, FOR FISCAL YEAR 2017-2018 BY ALLOCATING RESERVE FUNDS IN THE AMOUNT OF \$600,000 TO ACCOUNT 001-016-000-5111 FOR A CHAPTER 380 ECONOMIC DEVELOPMENT LOAN FOR THE ALTON PLAZA PROJECT, OTHERWISE KNOWN AS THE PETROLEUM BUILDING; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS APPROVED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; PROVIDING FOR FILING WITH THE COUNTY CLERKS OF GREGG AND HARRISON COUNTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Longview Comprehensive Plan identifies the necessity to increase housing in order to encourage new development that is critical to the livability and quality of life in Longview; and,

WHEREAS, the latest Downtown Small Area Plan committee along with the consultant Freese and Nichols have identified housing as a critical need for downtown to succeed; and,

WHEREAS, affordable housing is especially needed; and,

WHEREAS, funds in the amount of \$600,000 are needed to provide a portion of the funding for the purchase of downtown's historic Petroleum Building and the renovation of said building into a residential development to be called Alton Plaza; and,

WHEREAS, the City of Longview will appropriate \$600,000.00 from Reserve Funds for said efforts to promote residential growth by encouraging affordable housing, to promote redevelopment utilizing infill sites, and to increase the number of lofts and apartments in the downtown area; and,

WHEREAS, the 2017-2018 budget for City of Longview did not include funding for the Alton Plaza project; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, TEXAS:

Section 1. That the findings set out in the preamble to this ordinance are hereby in all things approved and adopted.

Section 2. That the budget for the City of Longview, Texas, fiscal year 2017-2018 is hereby amended by appropriating funds in the amount of \$600,000.00 to account number 001-016-000-5111 from Reserve Funds.

Section 3. That the City Secretary is hereby authorized and directed to file this budget amendment with the County Clerks of Gregg and Harrison Counties, Texas, in conformance with state law.

Section 4. That the meeting at which this ordinance was approved was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

Section 5. That this ordinance shall be effective immediately from and after its passage and publication as required by law.

PASSED AND APPROVED this 15th day of August, 2018.

Dr. Andy Mack
Mayor

ATTEST:

Angie Shepard
City Secretary

APPROVED AS TO FORM:

Jim Finley
City Attorney

READ AND APPROVED:

Angela Coen
Finance Director

O BUDGET AMEND ALTON PLAZA 380 8-15-18