

**MINUTES: CITY COUNCIL WORKSESSION
February 20, 2015**

**PRESENT: Mayor Thomas Muir, Councilman Billy Ezell, Councilman Russell Martin
and Councilman Allen Chick**

ABSENT: Councilman Scott Stephens and Councilman Gary Bilyeu

OTHERS

**PRESENT: Mike Brice City Manager, Tami Taber City Secretary, Alina Ciocan
Economic Development Director, Richard Muir, Linda Brown, Sara Reidy,
and Rick Horn**

1. Call Meeting to Order.

Mayor Muir called the meeting to order at 6:00 p.m.

**2. Presentation by Casa Linda Development Corporation Regarding a Multi-Family
Housing Development to be Located on Church Street for Elderly Residents.**

Mayor Muir disclosed that he has a family member involved in this project.

**Linda Brown was present and advised that she is a former Economic Development
Director in Dallas and her associate, Sara Reidy, has over 18 years of financial
financial knowledge in affordable housing.**

**Ms. Brown is proposing a low income senior housing apartment complex to be
located at the northeast quadrant of Church Street and I-35.**

Development Profile:

Owner/Applicant: Church Street Housing, L.P. (to be formed)

Name of community: The Courtyard Apartments

Number of units: 60 total; 56 income eligible and 4 at market rate

One and two bedroom units

Estimated project cost: \$8,600,000 financed in part with federal housing tax credits

**100% of all units will be restricted for "qualified elderly" by HUD'S housing
regulations. 55 years and older only.**

Proposed Amenities:

Elevator

Perimeter fencing

Gated entry

Clubhouse

On-site management and leasing office

Gazebo

One covered parking space per unit

Direct City Benefits:

Estimated annual city taxes paid \$12,000

The Texas Department of Housing and Community Affairs (THCA) is the administrator for the Federal 9% housing tax credit program. Developers in this venture are awarded tax credits which are sold to investors to receive equity to pay development expense for the proposed development communities. The program is an application process and those with the highest score in the region will win a reservation of tax credits to support the financial structure of the proposed development.

Ms. Brown is requesting a Resolution supporting the proposed apartments and is also requesting that the City contribute \$60,000 towards the project.

3. Overview of Upcoming Citizens Academy.

City Manager gave a Power Point Presentation regarding a 6 week course being offered to Sanger citizens on how the City functions and operates. Presentations will be given by City staff and a tour will also be given.

4. Overview of Items on Regular Agenda.

5. Adjourn.

Mayor Muir adjourned the meeting at 6:55 p.m.