

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 68-15

Department Source: Community Development - CDBG/Home

To: City Council

From: City Manager & Staff

Council Meeting Date: 4/20/2015

Re: Approving the Forgiveness of a CDBG Demolition Loan and Full Deed of Release for Central Missouri Community Action's Property Located at 1004 N. 7th Street

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to the Resolution

Supporting documentation includes: None

Executive Summary

The City of Columbia provided \$18,100 in CDBG funds to Central Missouri Community Action (CMCA) for the demolition of a vacant and dilapidated structure located at 1004 N. 7th Street. Redevelopment plans initially included the development of a transitional living facility for homeless youth. The project did not move forward due to costs and project feasibility. CMCA later redeveloped the site with affordable housing through City HOME Community Housing Development Organization (CHDO) funding.

Discussion

The City of Columbia provided \$34,725 in HOME funds to CMCA for the redevelopment of the site with affordable housing. The home includes energy efficient design and universal design features. The homes is the first CHDO funded house utilizing insulated concrete forms (ICF) for the exterior walls. CMCA has completed the development of a single family residential home and is currently marketing the property to a HOME eligible buyer. Approving the attached Deed of Release will allow CMCA to recover additional costs associated with the development of an affordable housing unit at 1004 N. 7th Street.

Fiscal Impact

Short-Term Impact: City will no longer maintain a lien of \$18,100 for the property.

Long-Term Impact: City will not receive repayment of \$18,100 in CDBG funds.

Vision, Strategic & Comprehensive Plan Impact

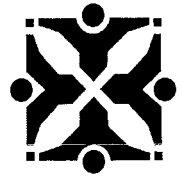
Vision Impact: Affordable Housing

Strategic Plan Impact: Health, Safety and Wellbeing, Infrastructure, Workforce

Comprehensive Plan Impact: Accessibility, Economic Development, Livable & Sustainable Communities

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Suggested Council Action

Approve the resolution forgiving a CDBG demolition loan and full deed of release for property located at 1004 N. 7th Street.

Legislative History

To date the City Council has taken the following action redevelopment of 1004 N. 7th Street:

May 8, 2006: City of Columbia provided \$18,100 to CMCA for demolition at 1004 N. 7th Street.


January 1, 2009: City Council approved \$88,000 in 2008 CHDO funds for the development of a transitional living facility for homeless youth.

July 8, 2010: City Council approved \$55,000 additional CHDO funding for the development of a transitional living facility for homeless youth.

January 2013: The City deobligated remaining CHDO funds allocated for the development of a transitional living facility for homeless youth.

February 17, 2014: City Council approved \$34,725 in CHDO funds for the development of an affordable single family home.


Department Approved


City Manager Approved

Introduced by _____ Council Bill No. R 68-15

A RESOLUTION

forgiving a Community Development Block Grant (CDBG) demolition loan on property located at 1004 N. Seventh Street; authorizing a deed of release; directing the City Clerk to have the deed recorded.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City of Columbia forgives the balance due on the 2007 Community Development Block Grant (CDBG) demolition loan on property located at 1004 N. Seventh Street.

SECTION 2. The City Manager is hereby authorized to execute a full deed of release for the deed of trust securing the loan forgiven in Section 1. The form and content of the deed of release shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof.

SECTION 3. The City Clerk is authorized and directed to have the full deed of release recorded in the office of the Boone County Recorder of Deeds.

ADOPTED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

FULL DEED OF RELEASE

WHEREAS, CENTRAL MISSOURI COMMUNITY ACTION, A NOT-FOR-PROFIT CORPORATION OF THE STATE OF MISSOURI, (Grantee), by deed of trust dated the 5th day of November, 2007, and recorded in the Recorder of Deeds office, County of Boone, State of Missouri, in Book 3246, Page 24, conveyed the property in said deed described in Trust, to secure the payment of a certain note described in said deed of trust; and

WHEREAS, the present owner(s) of said property has FULLY SATISFIED said deed of trust and note and is/are justly and legally entitled to a FULL RELEASE of said deed of trust.

NOW THEREFORE, the City of Columbia, State of Missouri, a municipal corporation, the undersigned party of the first part (Grantor), whose address is P.O. Box 6015, Columbia, MO, 65205-6015, present holder and legal owner of said deed of trust and note, does hereby Remise, Release and Quit Claim unto the said present owner or successor in interest of the owner(s) of said property, being the party of the second part, the interest conveyed by the above-referenced deed of trust in the following described real property to wit:

SIXTY (60) FEET OFF THE SOUTH SIDE OF LOT NUMBER NINE (9) IN BALLEW'S SUBDIVISION OF THIRTEEN AND 25/100 ACRES, THE WEST PART OF THE NORTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP FORTY-EIGHT (48), RANGE THIRTEEN (13), ALL IN COLUMBIA, BOONE COUNTY, MISSOURI.

Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging unto the said party of the second part, free, clear and discharged from the encumbrances of said deed of trust.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its City Manager, attested to by its City Clerk, and the seal of the City of Columbia, P.O. Box 6015, County of Boone, City of Columbia, Missouri, 65205, is hereunto affixed, this _____ day of _____, 2015.

APPROVED AS TO FORM:

CITY OF COLUMBIA:

Nancy Thompson
City Counselor

Mike Matthes
City Manager

ATTEST: _____
Sheela Amin, City Clerk

COUNTY OF BOONE)
) SS.
STATE OF MISSOURI)

On this _____ day of _____, 2015, before me appeared Mike Matthes, to me personally known, who, being by me duly sworn, did say that he is the City Manager of the City of Columbia, State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of its City Council and the same Acting City Manager acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Columbia, Missouri, this _____ day of _____, 2015.

My commission expires: _____

Notary Public