



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • MARCH 12, 2018

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. PUBLIC HEARING - STARTS AT 6:00PM

1. Notice of Public Hearing -

Notice is hereby given that on March 12, 2018, a public hearing as required by section 147(f) of the Internal Revenue Code of 1986 will be held by the City of Kingsland (the "CITY") with respect to the proposed plan of finance for the issuance by the Housing Authority of Macon-Bibb County of its revenue bonds in an aggregate principal amount not expected to exceed \$65,000,000 (the "Bonds").

The proceeds of the Bonds will be lent to Hallmark-GA GP LLC (the "Borrower") and its affiliates, to be used for the purpose of providing funds to: (a) make certain improvements to the Borrower's multifamily housing communities located throughout the State of Georgia, (b) fund certain reserves, and (c) pay certain costs associated with the issuance of the Bonds.

Two of the facilities being financed by a portion of the proceeds of the Bonds are (1) Hilltop Terrace I, a 55- unit residential rental housing community, located at 4059 Martin Luther King Jr. Boulevard in Kingsland, Georgia and (2) Hilltop Terrace II a 55-unit residential rental housing community, located at 4059 Martin Luther King Jr. Boulevard in Kingsland, Georgia. The facilities will be owned and operated by the Borrower or one of its affiliates.

THE BONDS SHALL NOT EVER REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF THE FAITH AND CREDIT OR THE TAXING POWER OF THE CITY OR ANY OTHER POLITICAL SUBDIVISION AND SHALL SOLELY BE SECURED AND PAYABLE FROM COLLATERAL PROVIDED BY THE BORROWER.

The hearing will commence at 6:00 PM or as soon thereafter as the matter can be heard and will be held at 107 S. Lee Street, Kingsland, Georgia 31548. Interested persons wishing to express their views on the issuance of the Bonds or on the nature or location of the facility may attend the public hearing or, prior to the time of the hearing, submit written comments to the City Clerk at P.O. Box 250, Kingsland, Georgia 31548

II. CALL TO ORDER AND WELCOME GUESTS**III. INVOCATION AND PLEDGE TO THE FLAG**

1. Cub Scout Pack 118 -
2. Girl Scout Troop 30544 -

IV. ROLL CALL

Kenneth E Smith Sr	Mayor
James McClain	Mayor Pro Tem
Charles Grayson Day Jr.	Councilman
James W Galloway	Councilman
Michael J McClain	Councilman

V. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

VI. RECOGNITION

1. Life Saving Medal Award - Officer Victor Reed - Police Chief Darryl Griffis

VII. PRESENTATION

1. Mr. Paulo Albuquerque, Georgia Power Company -

VIII. GRANTING AUDIENCE TO THE PUBLIC**IX. OLD BUSINESS**

1. Water and Sewer Ordinance -
Implement new Water Rate Class for Bed & Breakfast establishments

X. PLANNING AND ZONING

1. Approval Of: Final Plat Laurel Landing Phase 5E, Preliminary Plat Approved August 8, 2005 -

Planning Commission recommends approval.

XI. NEW BUSINESS

1. Adoption Of: Resolution #2018-06 - a Resolution Authorizing the Housing Authority of Macon-Bibb County to Issue Bonds to Finance Facilities Located in the City of Kingsland -

Staff and legal counsel recommend approval.

2. Approval Of: Bid Award to Replace Two (2) AC Units at Waste Water Treatment Plant. -

Staff Recommends low bid, AC Service Center for total price of \$21,755.24. Price includes upstairs duck work and coil coating for two 7.5 ton units.

3. Discussion: RV Water Sewer Rates - Councilman Charles Grayson Day Jr.

XII. MAYOR AND COUNCIL ANNOUNCEMENT**XIII. ADJOURNED**

A RESOLUTION
NO. 2018-06

A RESOLUTION AUTHORIZING
THE HOUSING AUTHORITY OF MACON-BIBB COUNTY
TO ISSUE BONDS TO FINANCE FACILITIES
LOCATED IN THE CITY OF KINGSLAND

WHEREAS, Hallmark-GA GP LLC, a Georgia limited liability company (the “**Borrower**”), and its affiliates desire to improve certain affordable apartment communities in various locations within the State of Georgia, the names and addresses of said properties are attached hereto as Exhibit A (collectively the “**Projects**”); and

WHEREAS, on March 9, 2017, the Housing Authority of Macon-Bibb County (the “**Macon-Bibb County Housing Authority**”) adopted a preliminary resolution under which it agreed in principle to issue its revenue bonds or other appropriate obligations (the “**Bonds**”) and to lend the proceeds of the Bonds to the Borrower for the purpose of financing the acquisition, renovation, furnishing and equipping of the proposed Projects, in furtherance of the purposes of O.C.G.A. Section 8-3-1, *et seq.*, as amended (the “**Housing Authorities Law**”); and

WHEREAS, among the facilities proposed to be acquired, renovated, furnished and equipped with a portion of the proceeds of the Bonds are (1) Hilltop Terrace I, an existing 55-unit affordable housing apartment community located at 4059 Martin Luther King Jr. Boulevard in Kingsland, Georgia and (2) Hilltop Terrace II, an existing 55-unit affordable housing apartment community located at 4059 Martin Luther King Jr. Boulevard in Kingsland, Georgia (collectively the “**Facilities**”), both of which will be owned and operated by the Borrower; and

WHEREAS, after publication of a notice at least 14 days prior to the date of this resolution, which notice of the hearing was published in the *Tribune & Georgian*, a newspaper of general circulation in the City of Kingsland (the “**City**”), on this date a public hearing was held regarding the Bonds and the Projects being financed with the proceeds of the Bonds; and

WHEREAS, one of the purposes of this resolution is to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”) in order to qualify the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code; and

WHEREAS, another purpose of this resolution is to satisfy the Housing Authorities Law (the “**Act**”), specifically O.C.G.A. § 8-3-3(1), which provides that the authority’s “area of operation” is defined as “such city and the area within ten miles of the territorial boundaries thereof but does not mean any area which lies within the territorial boundaries of any other city unless a resolution shall have been adopted by the governing body of such other city declaring that there is a need for the city housing authority to exercise its powers within the territorial boundaries of said other city. No city, county, regional, or consolidated authority shall operate in any area in which an authority already established is operating without the consent by resolution of the authority already operating therein;” and

WHEREAS, THE BONDS SHALL NOT EVER REPRESENT OR CONSTITUTE A DEBT OR PLEDGE OF THE FAITH AND CREDIT OR THE TAXING POWER OF THE CITY OR ANY OTHER POLITICAL SUBDIVISION AND SHALL SOLELY BE SECURED AND PAYABLE FROM COLLATERAL PROVIDED BY THE BORROWER.

NOW, THEREFORE, BE IT RESOLVED and it is hereby resolved by the City of Kingsland, as follows:

1. For the sole purpose of complying with the Act, the issuance of the Bonds by the Macon-Bibb County Housing Authority in the aggregate principal amount not to exceed \$65,000,000 and renovation and equipping of the Facilities with a portion of the proceeds of the Bonds is approved.

2. For the sole purpose of qualifying the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to applicable provisions of the Code and satisfying the provisions of the Act, the issuance of the Bonds by the Macon-Bibb County Housing Authority in the aggregate principal amount not to exceed \$65,000,000 and renovation and equipping of the Facilities with a portion of the proceeds of the Bonds is approved.

3. This approval is given solely for the purpose of compliance with provisions of the Code and the Act and in no event shall this approval constitute any obligation on the part of the City with respect to the Bonds.

This the ____ day of _____ 2018.

CITY OF KINGSLAND

(SEAL)

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
City Clerk

Exhibit A – List of Properties

Project Name	Project Location - Address	City	County	State	Zip
Arrowhead	369 Broad Street	Hawkinsville	Pulaski	GA	31036
Chester	400 Wynne Avenue	Chester	Dodge	GA	31012
Cumberland Village	116 Martha Drive	St Marys	Camden	GA	31558
Gray Gardens	200 Eatonton Highway	Gray	Jones	GA	31032
Hilltop Terrace I	4059 Martin Luther King Jr Boulevard	Kingsland	Camden	GA	31548
Hilltop Terrace II	4059 Martin Luther King Jr Boulevard	Kingsland	Camden	GA	31548
Hunters Run	701 Lupo Lane	Douglas	Coffee	GA	31533
Meadow Crossing	408 Spinks Drive	Omega	Tift	GA	31775
Piedmont Hills	1001 West Main Street	Forsyth	Monroe	GA	31029
Plantation I, Plantation II, Plantation III	201 Casey Drive	Richmond Hill	Bryan	GA	31324
Quail Hollow I	888 Carswell Street	Homerville	Clinch	GA	31634
Quail Hollow II	962 Carswell Street	Homerville	Clinch	GA	31634
Quail Village	199 Memorial Drive	Reidsville	Tattnall	GA	30453
Sandalwood Terrace	23 Fourth Street Northwest	Ludowici	Long	GA	31316
Satilla Villas	1100 McDonald Avenue	Woodbine	Camden	GA	31569
Spring Hollow	800 Ash Street Extension	Springfield	Effingham	GA	31329
The Forest I & The Forest II	582 26th Avenue SE	Moultrie	Colquitt	GA	31768
The Forest III	2701 5th Street S E	Moultrie	Colquitt	GA	31768
The Grove	303 Jerriel Street	Vidalia	Toombs	GA	30474
Wildwood Villas I	50 Wildwood Circle	Statesboro	Bulloch	GA	30458
Wildwood Villas II	54 Wildwood Circle	Statesboro	Bulloch	GA	30458
Yester Oaks	51 Yester Oaks Drive	Lafayette	Walker	GA	30728
Hillcrest	1503 John Collins Road NE	Pelham	Mitchell	GA	31779

Hallmark-Georgia GP, LLC ("The Hallmark Companies") has undertaken a major initiative to upgrade and modernize a portfolio of 1571 affordable rental housing units located in 26 cities (25 counties) across the state of Georgia. **Hilltop Terrace II Apartments**, located at 4059 Martin Luther King Boulevard, Kingsland, GA 31548. It is a 55-unit senior designated multi-family community serving the Kingsland, Camden County, Georgia affordable housing community since 1990.

The \$4.3 million planned renovation for Hilltop Terrace II Apartments will address both the immediate and long-term capital needs of the property. Unless recently replaced by management, anticipated interior improvements include (but not limited to) kitchen and bath upgrades with new cabinets, countertops, energy-efficient plumbing fixtures and appliances. Additional interior work includes installation of new flooring, ENERGY STAR qualified HVAC systems and domestic hot water units. Electrical improvements will include replacement of all interior and exterior light fixtures, new GFI outlets and smoke detectors. Exterior improvements includes installation of new (30) year architectural roofs, vinyl siding, energy-efficient windows, and exterior doors, as may be needed. Furthermore, additional community work will include parking lot and sidewalk repairs, landscaping upgrades, amenity upgrades and new property signage. Finally, all ADA accessibility concerns will be addressed.

Renovations of this magnitude will have a positive impact on the quality of life for the residents as well as the small rural economy of Camden County. Specifically,

- a) No displacement - For residents, Greystone Affordable Development's unique approach to tenant-in-place rehab minimizes the amount of time tenants are displaced from their units during the course of the rehab. Residents are asked to leave their unit for the day and when they return that night the interior work, stated above, will be primarily complete.
- b) No adverse impact - The Hallmark Companies has ensured there will be no adverse impact to the existing residents as a result of this rehab. They will establish a Private Rental Assistance escrow for any project without 100% project-based rental assistance. For any unsubsidized units, The Hallmark Companies will subsidize any change to the current rent due to the recapitalization/rehabilitation.
- c) Increased tax base - At least 40 to 60 construction workers will be participating in the local economy during the three-month construction period. While some will be remote workers dining and lodging at local establishments, many of the subcontractors hired will be local to Georgia.

It is important to note that many of these properties are at the end of their original restrictive-use period; thus, the current owners are now ready to sell and the projects are "at risk" of being removed from the affordable housing stock. Unfortunately, there are few viable resources available to necessitate the broad scale levels of renovation required. With such small project sizes, rural market locations, and typically with inadequate built-up cash reserves, recapitalization

options are extremely limited. The preservation transaction will not only modernize and preserve the physical asset, it will preserve the affordability component for at least another 30 years.

Anticipated funding sources to accomplish this complex transaction include the following:

- Interim financing with short-term A-1+ rated cash collateralized tax-exempt bonds;
- New senior debt provided by Greystone Servicing Corporation through the USDA Section 538 Guaranteed Loan Program;
- Assumption, subordination and re-amortization of an existing USDA 515 loan over a new 50-year term at 1% interest rate;
- Syndication of 4% LIHTCs issued by Georgia Department of Community Affairs; and
- Owner contribution.

Macon County Housing Finance Authority will issue short-term, fixed rate Tax Exempt Bonds to Hilltop Terrace II Apartments. Bond proceeds are to be used substantially for the repairs to the property. The bonds will remain in place until the repairs are completed and accepted by all parties.

Hallmark-Georgia GP, LLC ("The Hallmark Companies") has undertaken a major initiative to upgrade and modernize a portfolio of 1571 affordable rental housing units located in 26 cities (25 counties) across the state of Georgia. **Hilltop Terrace I Apartments**, located at 4059 Martin Luther King Jr Boulevard, Kingsland, GA 31548. It is a 55-unit family designated multi-family community serving the Kingsland, Camden County, Georgia affordable housing community since 1982.

The \$4.0 million planned renovation for Hilltop Terrace I Apartments will address both the immediate and long-term capital needs of the property. Unless recently replaced by management, anticipated interior improvements include (but not limited to) kitchen and bath upgrades with new cabinets, countertops, energy-efficient plumbing fixtures and appliances. Additional interior work includes installation of new flooring, ENERGY STAR qualified HVAC systems and domestic hot water units. Electrical improvements will include replacement of all interior and exterior light fixtures, new GFI outlets and smoke detectors. Exterior improvements includes installation of new (30) year architectural roofs, vinyl siding, energy-efficient windows, and exterior doors, as may be needed. Furthermore, additional community work will include parking lot and sidewalk repairs, landscaping upgrades, amenity upgrades and new property signage. Finally, all ADA accessibility concerns will be addressed.

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- Interim financing with short-term A-1+ rated cash collateralized tax-exempt bonds;
- New senior debt provided by Greystone Servicing Corporation through the USDA Section 538 Guaranteed Loan Program;
- Assumption, subordination and re-amortization of an existing USDA 515 loan over a new 50-year term at 1% interest rate;
- Syndication of 4% LIHTCs issued by Georgia Department of Community Affairs; and
- Owner contribution.

Macon County Housing Finance Authority will issue short-term, fixed rate Tax Exempt Bonds to Hilltop Terrace I Apartments. Bond proceeds are to be used substantially for the repairs to the property. The bonds will remain in place until the repairs are completed and accepted by all parties.

City of Kingsland
Bid Tabulation
Purchase and Replace AC Units @ WWTP

Organization	Model	Downstairs - 7.5 Ton Condensing Unit & Air Handler with Coil Coating	Upstairs - 7.5 Ton Condensing Unit & Air Handler with Duck Work & Coil Coating	Cost of Upstairs & Downstairs Units	Warranty
AC Service Center	Daiken Commercial Heat Pump System	\$10,087.20	\$11,668.04	\$21,755.24	5 Year Compressor 5 Year Parts
Tropic Aire of N. Florida	Rheem	\$10,829.00	\$11,822.00	\$22,651.00	5 Year Compressor 1 Year Parts
Hendrix Air	No Quote Submitted				
Sam Pickren Air Conditioning	No Quote Submitted				
Anderson Heating & Air	No Quote Submitted				
Turner Brothers Heating & Air	No Quote Submitted				

*Final cost also includes new duct sytem and ceil coating.

*Staff Recommendation is AC Service Center.

Attachment: Bid Tabulation-Replace AC Units WWTP (2096 : Approval Of: Bid Award to Replace WWTP