

TOWN OF MOREHEAD CITY

AGENDA ITEM: 5.A
DATE: October 13, 2020

REQUEST FOR TOWN COUNCIL ACTION

TO: The Honorable Mayor and Town Council

FROM: Ryan Eggleston, City Manager

PUBLIC HEARINGS: CONSIDER RESOLUTION 2020-R-44 APPROVING MULTIFAMILY HOUSING FACILITY TO BE KNOWN AS ELIJAH'S LANDING APARTMENTS IN THE TOWN OF MOREHEAD CITY, NORTH CAROLINA, AND THE FINANCING THEREOF WITH MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$16,000,000

Background Information Attached: Yes No

Kristen Kirby, representing East Carolina Community Development Inc. shall appear before the Town Council to present Resolution 2020-R-44 approving multifamily housing facility to be known as Elijah's Landing Apartments, and the financing thereof.

Council may remember that on September 13, 2016, at the request of East Carolina Community Development, Inc., a North Carolina nonprofit corporation ("ECCDI"), the City Council adopted Resolution 2016-38 in which it expressed its willingness to be the conduit issuer of multifamily housing revenue bonds in an amount not to exceed \$14,000,000 (the "Bonds"), for the purpose of financing the acquisition, construction and equipping of a 168-unit multifamily residential rental development to be located at 3200 Bridges Street and to be known as Elijah's Landing. That initial resolution was reaffirmed by Resolution 2018-R-36 adopted on April 10, 2018. On March 12, 2019, Council adopted Resolution 2019-R-12 to increase the amount of the bonds from \$14,000,000 to \$16,000,000. ECCDI then applied for and received an allocation of multifamily housing bond volume cap for this project from the North Carolina Housing Finance Agency. ECCDI is now ready to proceed with the project and anticipates closing on the Bonds before the end of this calendar year.

The next step in the process is for the Town to hold a public hearing, as required by Section 147 of the Internal Revenue Code of 1986 (the "Code"), and adopt Resolution 2020-R-44 approving in principle the issuance of the Bonds. Under Section 147(f) of the Code, in order for multifamily housing revenue bonds issued by the Town for this project to be tax-exempt. The approval is good for one year under the Code.

In accordance with N.C.G.S. 160A-31, this public hearing was advertised in the Carteret News Times on Sunday, October 4, 2020.

RECOMMENDED ACTION: *Adopt Resolution 2020-R-44 approving multifamily housing facility to be known as Elijah's Landing Apartments in the Town of Morehead City, and the financing thereof with Multifamily Housing Revenue Bonds in an Aggregate Amount not to exceed \$16,000,000.*