

BILL/ RESOLUTION REQUEST

- 1. Title:** Amends a contract with 2300 Welton LLC to modify the loan interest rate from 3% simple interest to 3% compound interest as necessary for the tax credit equity investors in the subject property (OEDEV-CE63028-04).
- 2. Requesting Agency:** Office of Economic Development
- 3. Contact Person *with actual knowledge of proposed ordinance***
 - Name:** Seneca Holmes
 - Phone:**
 - Email:**
- 4. Contact Person *with actual knowledge of proposed ordinance who will present the item at Mayor Council and who will be available for first and second reading, if necessary***
 - Name:**
 - Phone:**
 - Email:**
- 5. Describe the proposed ordinance, including what the proposed ordinance is intended to accomplish, who's involved**
 - a. Scope of Work**

On December 1, 2014, Denver City Council approved a fourth amendment and modification agreement with Glenarm Residences LLC., now referred to as 2300 Welton LLC. to modify the structure and extend the maturity date of an OED issued loan. That amendment was to allow for the development of 223 income restricted residential units in the Five Points Neighborhood. OED is now requesting an additional modification of the loan to change the interest rate from 3% simple interest to 3% compound interest. This modification is necessary for the tax credit equity investors to invest into the subject's Low Income Housing Tax Credit (LIHTC) offering.
 - b. Duration**

Through 7/1/2057 (no change to term)
 - c. Location**

2300 Welton Street & 515 Park Avenue West
 - d. Affected Council District**

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 - e. Benefits**

The change in interest rate is needed for the tax credit equity investors in the subject project.
 - f. Costs**

\$1,069,742 (unchanged)

6. Is there any controversy surrounding this ordinance, groups or individuals who may have concerns about it? Please explain.

Bill Request Number: BR15-0015

Date: 12/29/2014