

RESOLUTION NO. 194 2024

A RESOLUTION RATIFYING THE EXECUTION OF CERTAIN DOCUMENTS AND INSTRUMENTS RELATIVE TO A COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT BETWEEN THE CITY OF SHREVEPORT GALILEE CITY AFFORDABLE HOUSING, LP AND OTHERS, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY:

WHEREAS, Galilee City Limited Partnership, LLC (“Assignor”) owns a 76-unit affordable housing development located at 1600 Park Avenue, Shreveport, LA 71103 and known as Galilee City Apartments (the “Project”); and

WHEREAS, the City of Shreveport entered into a Community Development Block Grant (“CDBG”) Regulatory Loan Agreement with Galilee City Limited Partners, LLC on June 17, 2003 to make a loan to Assignor to own and operate the Project as low-income housing on the terms and conditions described in the CDBA Regulatory Loan Agreement, the CDBG Mortgage, and the CDBG Note; and

WHEREAS, Assignor will sell to Galilee City Affordable Housing, LP, (“Assignee”) the improvements and movable property (the “Project facilities”) at the described location, to be transferred to the Northwest Louisiana Finance Authority, to then be leased back to Assignee pursuant to a term sheet, already acknowledged by the council in Resolution 171 of 2024; and

WHEREAS, the Project facilities are being acquired, constructed, and rehabilitated, in part, with the proceeds of a CDBG loan made by the Louisiana Housing Corporation; and

WHEREAS, the City of Shreveport acknowledges and consents to the lease and sale of the property to Assignee, to the assignment of the CDBG Loan Documents to Assignee, to Assignee’s assumption of all rights, duties, liabilities and obligations under the CDBG Loan Documents, and to subordinate the City’s interests, liens or charges on the Project behind those which must by agreement remain prior and superior; and

WHEREAS, the financing and operations of the Project have required the execution of various documents and instruments, including subordination agreements, loan assignments, and amendments, in collaboration with Galilee City Limited Partnership, LLC, Galilee City Affordable Housing, LP, and the Louisiana Housing Corporation; and

WHEREAS, Tom Arceneaux, Mayor, has executed such documents and instruments on behalf of the City of Shreveport in accordance with its commitments to the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby ratifies and approves the Mayor’s execution of the documents and instruments necessary to effectuate the Galilee City Apartments Project, including subordination agreements, assignments, and assumptions, and any related amendments.

BE IT FURTHER RESOLVED that the Mayor is authorized to accept, execute, and submit any and all documents associated with the Galilee City Apartments Project.

BE IT FURTHER RESOLVED, that if any provisions or items of this resolution or the application thereof are held invalid, such invalidity shall not affect other provisions, items, or applications of this resolution which can be given effect without the invalid provisions, items, or applications, and to this end, the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

APPROVED AS TO LEGAL FORM:

City Attorney's Office