

**RESOLUTION**

**PROVIDE PRELIMINARY APPROVAL TO ISSUE REVENUE BONDS TO  
FINANCE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A NEW  
AFFORDABLE HOUSING DEVELOPMENT TO BE KNOWN AS  
CREEKRIDGE ON THE PARK APARTMENTS**

**WHEREAS**, Charlotte Leased Housing Associates II, LLLP, a Minnesota limited liability limited partnership, or an affiliated or related entity (the "Borrower"), has requested that INLIVIAN (the "Authority") assist in financing the acquisition, construction and equipping of a 198-unit multifamily housing development to be known as Creekridge on the Park Apartments and located at 7800 Creekridge Road in Charlotte, North Carolina (the "Development"); and

**WHEREAS**, the Borrower has described to the Authority the benefits of the Development to the City of Charlotte and the State of North Carolina and has requested the Authority agree to issue its revenue bonds in such amounts as may be necessary to finance the costs of acquiring, constructing and equipping the Development; and

**WHEREAS**, the Authority is of the opinion that the Development is a facility which can be financed under the Act and that the financing of the same will be in furtherance of the purposes of the Act;

**NOW, THEREFORE, BE IT RESOLVED BY INLIVIAN:**

1. It is hereby found and determined that the Development will involve the acquisition, construction and equipping of a housing facility to serve persons of low and moderate income, and that therefore, pursuant to the terms and subject to the conditions hereinafter stated and the Act, the Authority agrees to assist the Borrower in every reasonable way to issue bonds to finance the acquisition, construction and equipping of the Development, and, in particular, to undertake the issuance of the Authority's revenue bonds (the "Bonds") in one or more series in an aggregate amount now estimated not to exceed Thirty Million Dollars (\$30,000,000) to provide all or part of the cost of the Development.

2. The Authority intends that the adoption of this resolution be considered as "official action" toward the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2 promulgated by the Internal Revenue Service pursuant to the Internal Revenue Code of 1986, as amended (the "Code").

3. The Bonds shall be issued in such series and amounts and upon such terms and conditions as are mutually agreed upon among the Authority and the Borrower. The Authority and the Borrower shall enter into a "financing agreement" pursuant to the Act for a term and upon payments sufficient to pay the principal of, premium, if any, and interest on the Bonds and to pay all of the expenses of the Authority in connection with the Bonds and the Development. The Bonds will be issued pursuant to an indenture or other agreement between the Authority and a trustee (the "Trustee") or the bondholder which will set forth the form and terms of the Bonds and will assign to the Trustee for the benefit of the holders of the Bonds, or directly to the bondholder, the Authority's rights to payments under the financing agreement. The Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit of the State of North Carolina or any political

subdivision or agency thereof, including the Authority and the City of Charlotte, but shall be payable solely from the revenues and other funds provided under the proposed agreements with the Borrower.

4. The Authority will proceed, upon the prior advice, consent and approval of the Borrower, bond counsel and the Authority's counsel, to obtain approvals in connection with the issuance and sale of the Bonds, including, without limitation, from the City of Charlotte and, if applicable, the North Carolina Local Government Commission.

5. It having been represented to the Authority that it is desirable to proceed with the acquisition, construction and equipping of the Development, the Authority agrees that the Borrower may proceed with plans for such acquisition, construction and equipping, enter into contracts for the same, and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Borrower to obligate the Authority without its written consent in each instance to the payment of any monies or the performance of any act in connection with the Development and no such consent shall be implied from the Authority's adoption of this resolution. The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all qualifying costs so incurred by it as permitted by Internal Revenue Service Regulations Section 1.150-2.

6. All obligations hereunder of the Authority are subject to the further agreement of the Authority and the Borrower, to satisfactory review by the Authority of the financial capability of the Borrower and satisfactory underwriting of the Development, and mutual agreement to the terms for the Bonds, including the execution of a financing agreement, indenture, or security agreement and other documents and agreements necessary or desirable for the issuance, sale and delivery of the Bonds. The Authority has not authorized and does not authorize the expenditure of any funds or monies of the Authority from any source other than the issuance of the Bonds. All costs and expenses in connection with the financing and the acquisition, construction and equipping of the Development and the issuance of the Bonds, including the reasonable fees and expenses of the Authority, the Authority's counsel, bond counsel, and the agent or underwriter for the sale of the Bonds, shall be paid from the proceeds of the Bonds or by the Borrower, but if for any reason the Bonds are not issued, all such expenses shall be paid by the Borrower and the Authority shall have no responsibility therefor. It is understood and agreed by the Authority and the Borrower that nothing contained in this resolution shall be construed or interpreted to create any personal liability of the officers or commissioners from time to time of the Authority.

7. The officers of the Authority are hereby authorized and directed to take all actions in furtherance of the issuance of the Bonds, including calling for a public hearing with respect to the financing of the Development through the issuance of the Bonds.

8. McGuireWoods LLP, Raleigh, North Carolina, shall act as bond counsel for the Bonds.

9. This resolution shall take effect immediately upon its passage.

**RECORDING OFFICER'S CERTIFICATION**

I, A. Fulton Meachem, Jr., the duly appointed Secretary of INLIVIAN, do hereby certify that this Resolution was properly adopted at a regular meeting held November 16, 2021.

By:  \_\_\_\_\_  
A. Fulton Meachem, Jr., Secretary

## **MEMORANDUM**

DATE: September 13, 2022  
TO: The City of Charlotte  
FROM: INLIVIAN/HDP  
RE: The Issuance of a Multifamily Note for Creekridge on the Park



In October of 2021, Dominion Holdings I, LLC, a Minnesota, limited liability company, or an affiliated or related entity (the “Borrower”), requested that INLIVIAN assist in financing the acquisition, construction, and equipping of a 198-unit multifamily housing development to be known as Creekridge on the Park Apartments and located at 7800 Creekridge Road in Charlotte, North Carolina.

An Inducement Resolution for the issuance of revenue bonds (“Bonds”) in an amount estimated not to exceed \$30,000,000 was adopted and approved by INLIVIAN on November 16, 2021.

At the time of application submission and adoption of the Inducement Resolution, the Borrower’s business plan involved potentially purchasing an adjacent parcel, which would allow for additional units. However, the Borrower could not purchase the additional parcel; therefore, the unit mix decreased from 198 units to 150 units, given the smaller acreage. Despite the lower unit count, the amount of Bonds needed to finance the project has not changed.

The Borrower notified INLIVIAN of the changes, and the unit mix has been adjusted accordingly. The new unit count is reflected in the Findings and Final Resolutions slated for approval at the September 20, 2022, INLIVIAN Board of Commissioners meeting.

Please contact Kevin Boyett at [kboyett@hdproperties.org](mailto:kboyett@hdproperties.org) with additional questions.