1. Public Works Agenda August 2, 2022

   Documents:

   PUBLIC WORKS AGENDA 08 02 22.PDF

2. Public Works Packet August 2, 2022

   Documents:

   PUBLIC WORKS PACKET 08 02 22.PDF

3. Public Works Minutes August 2, 2022

   Documents:

   PUBLIC WORKS MINUTES 08 02 22.PDF

--NOTICE OF MEETING--

PUBLIC WORKS COMMITTEE

August 2, 2022

5:30 PM

CITY HALL

326 GRANT STREET

COUNCIL CHAMBERS

-- AGENDA--

OLD BUSINESS

1. Consideration and approval of minutes from previous meeting

CITIZENS PARTICIPATION

None.

NEW BUSINESS

1. Consider and discuss removing four (4) handicap parking spots on the square.
2. Consider and discuss change order number four for Garrison Ave project.
3. Consider and discuss a resolution of support for the continuation of the Deerfield Village MHDC status and renovations.

OTHER BUSINESS

None.

STAFF REPORTS - Zeb Carney & Greg Dagnan

ADJOURNMENT

PERSONS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE CALL 417-237-7000 (VOICE) OR 1-800-735-2466 (TDD VIA RELAY MISSOURI) AT LEAST 24 HOURS PRIOR TO MEETING.

POSTED: 7/28/2022

BY: Chelsea Rives


Screen Door Antiques;
Oldies, Oddities an
Lillian James & Company
Kenney Arnold
Allstate Insurance
Carthage Farmers' Market
E 3rd St
E 3rd St
Tri Cities Fpd
Emporium
Woodshed
Grant St
UMB Ban
drive-thru
Jasper County
Courthouse
Mother Road Coffee
S Main St
Rodeo-Concrete
The Pie Safe
Massage
Day Spa
Carthage Florist
Grant St
S Main St
Colonial House
Furniture store
E 4th St
World Finance
W 4th St
E 4th St
Abbey Title
Carthage Eye Care
Boutique

Change Order No. 3

Owner:	City of Carthage
Contractor:	Sprouls Construction, Inc.
Contract Date:	November 3, 2021

Project: Garrison Avenue Stormwater & Street Widening, Carthage, Missouri

Date: July 21, 2022

This change order is issued to authorize a change in the scope of contractual obligations and to revise the contract price in accordance thereof. The following items are hereby deducted or added to the contract:

Description and Reason for Change:

Roundabout Improvements - Garrison Avenue & George Phelps Boulevard. See attached Sheet CO-3 plan for revisions.

Item No.	Description	Unit	Original Units	Add or Deduct Units	Revised Total Units	Unit Price	Extended Total
CO3-1	REMOVAL & EXCAVATION OF 4 CURB ISLANDS (INCL. CURB & DIRT EXCAVATION)	LS	0	1	1	$ 5,000.00	$ 5,000.00
CO3-2	REMOVAL OF CENTER CURB ISLAND (INCL. CURB & DIRT EXCAVATION)	LS	0	1	1	$ 14,500.00	$ 14,500.00
CO3-3	NEW CONSTRUCTION OF INTERIOR S-CURB	LF	0	164	164	$ 50.00	$ 8,200.00
CO3-4	NEW CONSTRUCTION OF 7" THICK CONCRETE (NO COLOR) INCL. BASE ROCK AND FABRIC	LS	0	1	1	$ 31,400.00	$ 31,400.00
CO3-5	NEW CONCRETE ISLANDS	LS	0	1	1	$ 14,000.00	$ 14,000.00
CO3-6	CONCRETE PAVEMENT REPAIR (4 ISLANDS)	EA	0	4	4	$ 2,000.00	$ 8,000.00
12	3" MAXIMUM DEPTH MILL	SY	2322	158	2480	$ 3.75	$ 592.50
14	2" ASPHALTIC CONCRETE SURFACE COURSE	TONS	214	116	330	$ 102.00	$ 11,832.00
						Total Amount	$ 93,524.50

Original Contract Amount	$ 700,828.00
Net Deduct, per Change Order No. 1	$ (284,024.00)
Net ADD, per Change Order No. 2	$ 99,572.15
Net ADD, per Change Order No. 3	$ 93,524.50
Revised Contract Amount, per Change Order No. 3	$ 609,900.65

The terms of Settlement outlined above are hereby agreed to.

Accepted by Contractor:
Sprouls Construction, Inc.
By Dwight Sproul By Doug Sproul
Dwight Sproule
Date: July 25, 2022

Accepted by Engineer:
Zanevan Engineering
By Jason Eckhart
Jason Eckhart, P.E.
Date: 7/21/2022

Accepted by Owner:
City of Carthage
By
Dan Rife, Mayor
Date:

RESOLUTION NO. ______________

A RESOLUTION APPROVING A PROJECT (WITHIN THE MEANING OF CHAPTER 349, REVISED STATUTES OF MISSOURI) OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF JASPER COUNTY, MISSOURI, TO BE LOCATED IN THE CITY OF CARTHAGE, MISSOURI.

WHEREAS, The Industrial Development Authority of Jasper County, Missouri (the "Authority") is authorized and empowered by the provisions of Chapter 349 of the Revised Statutes of Missouri (the "Act") to issue private activity revenue bonds, to acquire, construct, renovate, improve, equip and/or furnish Projects (as defined in the Act) and to loan the proceeds of bonds to provide for the purchase, construction, renovation, equipping and improvement of Projects for the uses and public purposes set forth in the Act; and

WHEREAS, Section 349.010.4 of the Act requires that a Project of a county authority be located within an unincorporated area of such county, except that a Project may be located within the incorporated limits of a municipality within the county when approved by the governing body of the municipality; and

WHEREAS, there has been presented to this City Council, as the governing body of the City of Carthage, Missouri, a request for approval of a proposed Project of the Authority located within the incorporated limits of the City of Carthage, Missouri and to be owned by Deerfield Village II Preservation Associates Limited Partnership, a Missouri limited partnership (the "Applicant"); and

WHEREAS, the project consists of the acquisition and construction of a 60-unit multifamily housing development located at 615 E. Airport Drive, known as Deerfield Village Apartments, in the City of Carthage, Missouri (the "Project"); and

WHEREAS, the Applicant has requested that the Authority issue its multifamily housing revenue bonds to finance a portion of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARTHAGE, MISSOURI, AS FOLLOWS:

Section 1. The City Council, as the governing body of the City of Carthage, Missouri, hereby approves the Project to be located within the incorporated limits of the City of Carthage, Missouri and the financing of the Project by the Authority.

Section 2. The City Clerk is hereby authorized and directed to deliver certified copies of this Resolution to the Board of Directors of the Authority or to any other party requesting the same.

Section 3. This Resolution shall take effect immediately upon its adoption by the City Council.

ADOPTED this _____ day of ______________, 2022.

ATTEST:

_____________________________ _____________________________

City Clerk Mayor

DEVELOPMENT BUDGET/SOURCES & USES OF FUNDS

Deerfield LIHTC Phase II
60 Units

SOURCES & USES SUMMARY

SOURCES OF FUNDS	Source	Total	Per Unit
1st-Tax-Exempt Bonds	MHDC/Legacy	2,496,408	41,607
			-
			-
			-
		-	-
Related Party Note-Resale	POAH	2,151,179	35,853
			-
Equity LP-Federal LIHTCs 4%	BFIM	3,952,020	65,867
Equity LP-State LIHTC/Other Credits	BFIM	1,439,856	23,998
			-
1st-Tax-Exempt Bootstrap/Bridge Bonds	MHDC/Legacy	2,900,000	48,333
Reserves - Existing Replacement Reserves	Property	35,080	585
Property Operations	Property	79,253	1,321
Def. Developer Fee-Base	POAH	30,369	506
TOTAL SOURCES OF FUNDS		**13,084,166**	**218,069**

USES OF FUNDS	Notes	Total	Per Unit
Acquisition		2,800,000	46,667
Acq-Seller Financing			-
Acq-Debt Payoff & Fees	MHDC 1st	625,321	10,422
Acq-Debt Payoff & Fees	POAH, LLC	23,500	392
Acq-Related Party Note-Resale		2,151,179	35,853
Construction		4,038,279	67,305
Contingency		399,000	6,650
Soft Costs		1,707,626	28,460
Reserves		340,770	5,679
50% Test Bonds		2,900,000	48,333
Developer's Fee (Paid)		868,122	14,469
Developer's Fee (Deferred)		30,369	506
TOTAL USES OF FUNDS		**13,084,166**	**218,069**

SOURCES - USES		0	0

Legacy Bank
AND TRUST

May 12, 2022

Josh Barrett
Transactional Asset Manager
Preservation of Affordable Housing, Inc.
2 Oliver Street, Suite 500
Boston, MA 02109
jbarrett@poah.org

Dear Josh,

This letter will serve to confirm Legacy Bank and Trust's ("Bank") interest in providing construction and permanent financing for the 60 units in Carthage, Missouri named Deerfield Village ("Project"). The Project will utilize the Low-Income Housing Tax Credits program and require a construction financing of $5,450,000 with a permanent mortgage of $2,550,000. The terms presented below are for discussion purposes and are indicative of a loan structure we would propose and are based on the information provided by you and our underwriting assumptions. Loan approval will be subject to final underwriting and standard due diligence by the Bank.

Terms:

Borrowers:	Deerfield Village II Preservation Associates, LP
Credit Facility:	Private purchase of tax-exempt construction and term bond/loan financing (the "Bonds") utilizing a construction and permanent mortgage loan. Loan A. Construction Loan of $5,450,000 (Five Million Four Hundred Fifty Thousand Dollars). Loan B. Permanent Loan of $2,550,000 (Two Million Five Hundred Fifty Thousand Dollars).
Use of Proceeds:	Loan proceeds will be used exclusively for the acquisition and rehab of the Project in Carthage, Missouri.
Anticipated Closing Date:	Loan A. On or before July 31st, 2022 Loan B. On or before July 31st, 2022, with funding to occur at conversion on or before January 31st, 2024
Term:	Loan A. 18-month construction period with an available 6-month extension, interest only due monthly. Loan B. 18 years from Project closing, principal and interest due monthly based on a 35-year amortization.
Interest Rate:	Loan A. WSJ Prime Rate fixed at Project closing (currently 3.5%) – Tax Exempt Loan B. 10 Year UST plus 2.0% fixed at Project closing (currently 4.8%) – Tax Exempt

Legacy Bank AND TRUST

Collateral:	Loan A. Assignment of capital contributions, syndication payments, and other tax credit related collateral as needed to be properly secured as well as a 1st Mortgage and Assignment of Rents on the Project. Loan B. 1st Mortgage and assignment of rents on the Project.
Origination Fee:	Loan A. 1.0% origination fee will be payable at closing plus .25% extension fee payable only if 6-month construction extension is required. Loan B. 1.0% origination fee will be payable at closing.
Guarantor(s):	Loan A. The Developer(s) and/or affiliates and owner(s) will provide unlimited guarantees of payment, completion, environmental and other indemnities until conversion. Loan B. non-recourse
Expenses:	Borrower will pay all expenses associated with the Loan including, but not limited to; attorney's fee, lender's title insurance policy, appraisal, environmental report and survey.
Deposit Accounts:	The related deposit accounts for this project will be maintained at the Bank including: • Replacement Reserve • Operating Reserve • Tax and Insurance Reserve

Conditions Precedent to Lending:

1) Award of federal Low-Income Housing Tax Credits by MHDC
2) Approval of self-contained appraisal report stating Market Value of the project. The loan amount will be subject to a maximum 85% loan-to-value based on a stabilized-restricted value plus the value of the tax credits.
3) Approval of Phase I environmental report.
4) Approval of final plans and specifications
5) Satisfactory results of all legal due diligence, including lien, judgement and tax search, and other matters the Bank may request.
6) The Bank shall receive a valid and perfected priority lien and security interest in the Collateral and the Bank shall have received satisfactory evidence that there are no liens on the Collateral except as expressly permitted herein.
7) Loan B. A Debt Coverage Ratio that exceeds 1.15x

Borrower agrees to indemnify and to hold harmless the Bank, and its officers, directors, and employees against all claims, expenses, damages, liabilities, and expenses which may be incurred by or asserted against any such person in connection with or arising out of this letter and the transactions contemplated hereby, other than claims, damages, liability, and expenses resulting from such person's gross negligence or willful misconduct.

This letter is delivered to you with the understanding that neither it nor its substance shall be disclosed publicly or privately to any third person except those who are in a confidential relationship to you (such as your legal counsel and accountant), or where the same is required by law (including all applicable federal and state securities laws), which conditions Borrower and its agents agree to be bound by upon acceptance of this letter.

Legacy Bank
AND TRUST

This Letter of Interest is intended to be a summary of the most important elements of the agreement to enter into a loan transaction with Borrower, and it is subject to all requirements and conditions contained in loan documentation proposed by the Bank in the course of closing the credit facility described herein. Not every provision that imposes duties, obligations, burdens or limitations on Borrower is contained herein, but shall be contained in the final Loan documentation satisfactory to the Bank.

Acceptance of the terms and conditions of this offer shall be evidenced by returning a signed copy of this letter to the Bank to the attention of Eric Leonard no later than June 12th, 2022, or this offer shall expire. If Borrower accepts the terms and conditions of this offer by the date stated above, closing and funding shall occur no later than July 31st, 2022, or this offer shall expire unless extended by the Bank in writing.

This proposal supersedes all prior agreements and commitments, conversations and understandings relating to the subject matter hereof. Oral agreements or commitments to loan money, extend credit, or forbear from enforcing repayment of a debt, are not enforceable. The proposal contained herein is the complete and exclusive agreement between the borrower and the Bank. Any change in terms or conditions subsequent to this proposal must be in writing, signed by an officer of the Bank and acknowledged in writing by the borrower. Legacy Bank and Trust reserves the right to withdraw this availability if any of the terms and conditions stated herein is not fulfilled. Any loan originated by Legacy Bank would also be subject to the terms and conditions of Legacy Banks underwriting, review, due diligence and approval of transaction by Legacy Bank and its management.

Legacy Bank and Trust is a full-service community bank that is also a Certified Development Financial Institution (CDFI) which is a U.S. Treasury Department designation for community oriented financial institutions. Any further action from the Bank will require the award of the applied for project and tax credits by the necessary government agencies, as well as adherence to normal underwriting and due diligence procedures as determined by Legacy Bank and Trust. This letter and the proposed credit facility shall be governed by and constructed in accordance with Missouri law without regard to its conflict of law provisions.

If you should have any questions, please do not hesitate to contact me at (417) 753-4343.

Sincerely,

Eric Leonard
Executive Vice President

Accepted by:

Dena T Xifaras 5/13/2022

Preservation of Affordable Housing LLC, a Date
Massachusetts limited liability company

By: Preservation of Affordable Housing, Inc., an Illinois not- for-profit corporation, its sole member and manager

Name: Dena Xifaras
Title: Senior Vice President

PRESERVATION
OF AFFORDABLE
HOUSING

June 10, 2022

The Jasper County IDA
c/o Joplin Area Chamber of Commerce
320 East 4th Street
Joplin, MO 64801

RE: Deerfield Village Apartments/Carthage, MO

To Whom It May Concern:

Preservation of Affordable Housing, Inc. ("POAH") is pleased to submit this application to the Industrial Development Authority of the County of Jasper, Missouri for approximately $5.4 Million of tax-exempt bond financing for the recapitalization and rehabilitation of Deerfield Village Apartments. The bond financing will include an approximately $2.5 Million construction/permanent loan and a short-term construction loan of $2.9 Million.

Development and Context

Deerfield Village is one of three POAH properties located in Carthage, Missouri. The property was constructed in 1979 and was acquired by an affiliate of POAH in 2000. A modest rehabilitation was completed upon acquisition of approximately $7,500/unit ($450,000) as part a 4% Federal and MO State Tax Credit execution and tax-exempt bond financing by MHDC. Deerfield Village consists of 60 family apartments (10 one-bedroom, 34 two-bedroom, and 16 three-bedroom) located in 10 buildings with 1 community building and 2 playgrounds on 7.2 acres of land.

The HAP contract in place at Deerfield Village was renewed and extended for 20 years under the Mark up to Market Option 1B resulting in a $122,000 (33%) rent increase effective July 1, 2021. As part of this planned transaction, the property will also receive "As Improved" rents upon completion of rehab, resulting in an additional $43,000 (8%) rent increase. The "As-Improved" rents are represented in the current underwriting assumptions. POAH's affiliate property management company, POAH Communities ("POAHC") generally maintains strong occupancy at or above 96%+. We have underwritten vacancy at 4% consistent with operating history.

POAH has received a conditional reservation from MHDC for an allocation of 4% federal tax credits in the amount of approximately $450,000 per year and 4% MO state tax credits in the amount of $225,000 per year. These credits will generate $5.4 million in equity. The project is pursuing $5.4 million of tax-exempt bonds from the Jasper County IDA, which will consist of approximately $2.5 million in construction/permanent financing and $2.9 million in short-term construction financing. POAH anticipates that the Jasper County IDA will be the conduit lender for the tax-exempt bonds and POAH has executed a term sheet from Legacy Bank & Trust who will purchase the construction and permanent bonds as part of a private placement. The equity and tax-exempt bond proceeds will be combined with approximately $2.2 million in seller financing that POAH affiliates will provide and contributions from operations and existing reserves to undertake a $4.5 million rehabilitation of the property. No additional hard or soft financing is currently part of the transaction, however POAH will be pursuing an Affordable Housing Program grant and/or subsidized loan from the Federal Home Loan Bank of Des Moines. Any potential award will not be known until December 2022 and would be utilized in 2023 towards renovation costs. Legacy Bank & Trust would also be the lender on any FHLB loan product.

Through the recapitalization of Deerfield Apartments, POAH hopes to achieve three important goals:

1. to maintain the long-term affordability at the property;
2. to address approximately $4.5 Million of age-related capital repairs and needed upgrades that have arisen since the Project was moderately renovated in 2000; and
3. to support resident services by investing in the families and children living at the property to improve their health, education, employment, and financial outcomes

Development Team

Sponsor/Developer: Preservation of Affordable Housing, Inc. (POAH) is the Project proponent (Sponsor) and will be the long-term owner through the general partner of the owner entity and the holder of the assignable purchase rights (ROFR, Option and Early Option). POAH is a nationally recognized nonprofit specializing in the acquisition, rehabilitation and long-term preservation of affordable housing. Since its founding in 2001, POAH has preserved or created over 12,000 units of housing at 120+ properties in 11 states and the District of Columbia. The POAH team has an extensive background in affordable and multifamily housing development. POAH is the sole member and manager of its development entity, Preservation of Affordable Housing LLC, who will serve as the Guarantor. POAH is also the sole member and manager of its affiliated property management company, POAH Communities LLC, who combines nationwide management experience with rich local knowledge and a strong track record of managing amidst phased construction. Aaron Gornstein, POAH's CEO, has extensive experience in affordable housing in both the public and private sectors.

Attorney: Rosenblum & Goldenhersch is a St. Louis based firm that has gained a national reputation in tax credits and HUD/FHA financing and real estate transactions. The firm has represented the owners and developers of many of the largest urban revitalization projects in St. Louis, Kanas City, and throughout the country. POAH closed a LIHTC transaction in

2021 in Missouri with David Lang, attorney at Rosenblum & Goldenhersch, and plans to use him again as our transaction counsel for the Deerfield second stage tax credit closing.

Architect: The architect on this project is Grice-Trivers, a joint venture between Trivers Associates and Grice Group Architects. Trivers Associates is a multi-disciplinary firm focusing on architecture, interior design, engineering and planning with more than 40 years of experience. Grice Group Architects has a strong background in community development, planning and design, and construction administration.

Property Manager: POAH Communities LLC (POAHC) has specialized in the professional management of affordable multifamily housing for more than 15 years and currently manages all of POAH's subsidized and market apartments in Connecticut, the District of Columbia, Florida, Illinois, Maryland, Massachusetts, Michigan, Missouri, Ohio, Kentucky, New Hampshire and Rhode Island. POAHC has a 450+ person staff.

The apartment communities managed by POAHC vary in age, size, geography and style, including single-family units, townhouses, garden-style and high-rise apartment buildings. POAHC's broad experience and knowledge provide both POAH and its financing partners with confidence that their properties are performing at their maximum potential.

Additionally, POAHC's Community Impact team engages staff, residents and neighborhood partners in connecting residents with amenities that move families toward economic self-sufficiency. The Community Impact team at POAHC builds bridges between residents and successful local programs, focusing on six outcome areas: housing, health, education, employment, financial stability and community engagement. This creates opportunities for residents to utilize their stable housing to pursue their personal and financial goals.

Owner/Development Entity

The property will be owned by Deerfield Village II Preservation Associates Limited Partnership. The general partner, with a .01% interest, will be POAH Deerfield Village II, LLC, a limited liability company owned and controlled by POAH as the general partner. POAH plans to disaffiliate the General Partner's ownership by admitting another entity as a 21% member of the General Partner. In exchange for its equity contribution, the investor limited partner will receive a 99.99% interest in the partnership.

PRESERVATION OF AFFORDABLE HOUSING

Project Occupancy

The Project has been underwritten with the following vacancy rates:

- Project based Section 8/LIHTC units at 4% consistent with operating history.

Development Schedule (approximate)

Preliminary Financing Commitment	07/25/2021
Final Financing Commitment	08/01/2022
Building Permit	08/01/2022
Construction Closing	09/01/2022
Construction Start	09/01/2022
Construction Completion	07/01/2023
Permanent Loan Conversion	11/01/2023

We are very excited about working with the Jasper County IDA on the Deerfield Village transaction. If there are any questions about our application, please feel free to contact Josh Barrett, Transactional Asset Manager, at (617) 449-0881 or at jbarrett@poah.org.

Best Regards,

Dena J Xifaras

Dena Xifaras
Senior Vice President
POAH, Inc.

THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JASPER, MISSOURI

APPLICATION

INITIAL REQUEST FOR ISSUANCE OF INDUSTRIAL REVENUE BONDS

THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JASPER, MISSOURI FEELS IT IS MUTUALLY ADVANTAGEOUS TO ALL PARTIES TO BE FULLY INFORMED. WE HAVE DESIGNED THIS APPLICATION IN RATHER BROAD TERMS. IF SOME OF OUR INQUIRIES ARE INAPPROPRIATE, PLEASE REDLINE THEM AND LEAVE THEM UNANSWERED AT THIS TIME. WE WILL CONSIDER THIS AS CONFIDENTIAL INFORMATION FOR THE SOLE USE OF THE AUTHORITY. EVERY EFFORT WILL BE EXERTED TO KEEP GENERAL PUBLICITY TO A MINIMUM UNTIL APPROPRIATE PRESS RELEASES ARE AUTHORIZED BY YOUR ORGANIZATION. THE AUTHORITY IMPOSES A $1,000 NON-REFUNDABLE APPLICATION FEE WHICH MUST ACCOMPANY THIS APPLICATION.

1.	The Applicant is: If Corporation,	☐ Corporation - Closely held stock ☐ Corporation - Listed - Exchange ____________ X Partnership ☐ Other ☐ Parent ☐ Subsidiary
2.	Applicant legal name, address, telephone, email and facsimile number.	Deerfield Village II Preservation Associates Limited Partnership c/o Preservation of Affordable Housing, Inc. 2 Oliver Street, Suite 500 Boston, MA 02109 (Tel) 617-261-9898 (Fax) 617-261-6661 (Email) jbarrett@poah.org
3.	Applicant's attorney name, address, telephone, email and facsimile number.	David S. Lang Rosenblum Goldenhersh 7733 Forsyth Boulevard, Suite 400 St. Louis, MO 63105 (Tel) 314-726-6868 (Fax) 314-726-6786 (Email) dlang@rosenblumgoldenhersh.com
4.	Approximate date proposed for issuance of Industrial Revenue Bonds.	September 1, 2022
5.	Estimated amount of issue.	$5,396,408
6.	Applicant's representative name, title, address, telephone, email and facsimile number.	Josh Barrett Transactional Asset Manager

		Preservation of Affordable Housing, Inc. 2 Oliver Street, Suite 500 Boston, MA 02109 (Tel) 617-449-0881 (Fax) 617-261-6661 (Email) jbarrett@poah.org
7.	If Applicant is a subsidiary, state name and address of parent.	N/A
8.	Date of this Application.	June 10, 2022

1. **Financial Responsibility.**

   A. Date this Applicant was formed

   January 06, 2021

   B. What portion of this project is being financed from other company funds (in addition to bond issue)?

   Please see attached Souces and Uses of funds summary. Other funding sources include establishing a related party seller note ($2,151,179), investor federal tax credit equity ($3,952,020), investor Missouri state tax credit equity ($1,439,856), use of existing reserves ($35,080), income from operations during occupied rehab ($79,253), and a developer fee note ($30,369).

   C. What is the dollar value of the capital expenditures Applicant has made for plant and equipment during the past three (3) years?

   2019 - $38,541
   2020 - $31,425
   2021 - $21,506

2. **Type of Applicant.** (Please submit these replies on your letterhead.)

   A. What type of business is proposed by the Applicant? Please describe all activities your firm contemplates undertaking in this facility and the percentage of floor space devoted to each such use.

   Please see attached on POAH letterhead.

   B. Does the Applicant have a single or multiple plant operation? If multiple plant locations, list location of the other facilities.

   Please see attached on POAH letterhead.

   C. Will the Jasper County, Missouri plant be the main operation of the Applicant? If not, where?

   Please see attached on POAH letterhead.

D. List the products to be manufactured, assembled or processed and any services to be rendered in the new facility.

Please see attached on POAH letterhead.

E. What is your estimated target date to begin operations?

Please see attached on POAH letterhead.

F. Submit a brief summary of your proposed expansion in Jasper County, Missouri.

Please see attached on POAH letterhead.

3. If you have a company brochure, please submit eight (8) copies.

Please see attached brochures for Preservation of Affordable Housing, Inc. and POAH Communities, LLC, the subsidiary property management company that manages all POAH properties.

4. **Nature of Improvements.**

Amount requested for land.	N/A (Ground Lease)
Amount requested for buildings.	$2,800,000
Amount requested for equipment.	$2,596,408 (Used towards construction cost of $4.5 Million)
Amount requested for refinancing.	

A. What type and size of building will be constructed?

We are proposing an acquisition of an existing 60-unit affordable housing development. The property consists of 10 residential buildings and 1 community building on approximately 7.2 acres.

B. Name, address and telephone number of engineer, contractor and/or architect.

Architect: Grice-Trivers Joint Venture Architects
Karl Grice
4332 Lindell Boulevard
St. Louis, MO 63108
314-535-4826

Contractor: BCCM Construction Group
Jason Young
100 E 7th Street, Suite 201
Kansas City, MO 64106
816-659-9115

Engineer: McClure Engineering Co.
Pat Kullberg
11031 Strang Line Road
Lenexa, KS 66215
913-888-7800

C. Do you contemplate that all improvements will be constructed at one time or will the project be constructed in stages? If yes, please explain:

The renovations will take place over the course of 10 months beginning in September 2022 and being completed in July 2023. Residential buildings will be renovated one at a time over approximately 3 weeks to limit disruption to existing residents. Site work will be ongoing throughout the 10-month period.

D. Is the land now either owned, controlled or leased by your company?

Yes, the land and buildings are currently owned by Deerfield Village Associates Limited Partnership whose General Partner is POAH, Inc. and whose Limited Partner is POAH, LLC. POAH, LLC's sole member is POAH, Inc.

E. Does the project contemplate rehabilitation of any existing buildings?

Yes, all 10 existing residential buildings will receive some level of renovation including HVAC and DHW replacements, new kitchens and bathrooms, new flooring, unit entry doors, added insultation in the attic. Some buildings are also getting new windows and 3 units on site will be adapted to fully ADA compliant.

F. What type of equipment will be financed?

N/A

5. **Measure of Economic Growth and Benefits.**

A. How many people will the Applicant employ initially and long term?

Currently 5 people are employed in property management and maintenance positions. Staffing will not change long term as the number of units will not change. We are purusing the possibility of adding a resident services support staff member on a part time basis that would also support surrounding properties.

The applicant has hired Missouri based design team members, including the architect and general contractor listed in section 4B above who will remain with the project through completion. It is anticipated that most subcontractors hired by the general contractor will be Missouri based. Additional consultants and legal counsel will also be Missouri firms.

B. How many of those employees will be new employees as a result of the project?

All 5 are existing employees.

C. Briefly describe manpower requirements, including approximate numbers of persons with various categories (i.e. top and middle management; supervisory, sales, skilled, semi-skilled, and unskilled workers).

The property consists of a Property Manager, Assistant Property Manager, Adiminstrative Assistant, Maintenance Supervisor, and Maintenance Technician. The total cost of the project including acquisition, construction, and construction related soft costs is approximately $11 Million, of which it is estimated that 90% of costs will be incurred in MO, with the majority of these being local.

D. Is the Applicant, either through a home office or subsidiary, presently operating in another location? If so, state location (attach list if necessary).

POAH, Inc. maintains offices in Boston, MA, Chicago, IL, and Washington, D.C.. POAH Communities' largest office is located in Kansas City, MO and also maintains offices in Boston, MA and Cincinnati, OH. POAH Communities operates 14 properties in Missouri and over 120 properties total in eleven states and D.C.

E. Is the proposed move an expansion, replacement or relocation of another plant? If yes, please explain.

No, this is an existing property.

F. If this is a proposed expansion, state size of current operation.

No, this is an existing property.

6. **Location.**

A. Is the proposed Applicant presently located in Jasper County, Missouri? Yes, Carthage, MO

B. Address of proposed location. 615 E. Airport Drive, Carthage, MO 64836

C. Is the prospective location property zoned? Yes, pre-existing development

D. If not properly zoned, is application pending? N/A, pre-existing development

7. **Marketing of Bonds.**

A. How does Applicant plan to market bonds?

Private purchase of bonds.

B. If known, name, address, email and telephone number of buyer(s) of bonds.

Legacy Bank & Trust
Eric Leonard, EVP/Director of Affordable Housing Financing
3250 East Sunshine Street
Springfield, MO 65804
417-823-9600
eleonard@legacybankandtrust.com

C. Is there a firm commitment on the part of the bond buyer(s)?

Please see attached executed Letter of Interest from Legacy Bank and Trust.

8. **Ownership and Management.**

A. Corporations (attach a copy of your latest registration filed with the Secretary of State where the corporation is domesticated or a list of officers and directors with their mailing address and telephone numbers.

Please see attached articles of organization for POAH, Inc. (sponsor/owner), POAH LLC (developer), POAH Communities LLC (management company), POAH Deerfield Village II, LLC (GP of new property owner entity) and Deerfield Village II Preservation Associates Limited Partnership (new property owner entity).

B. If proprietorship or partnership, list the names, address, email and telephone numbers of owners.

Please see attached organization chart for Deerfield Village II Preservation Associates Limited Partnership.

POAH Deerfield Village II, LLC is the General Partner with a 0.01% ownership interest. A TBD entity affiliated with Boston Financial Investment Management, LP will be the Limited Partner with 99.99% interest.

C. Do all of your directors/partners know of this application? Yes

D. List the name, address, email and telephone number of your CPA or Public Accountant.

MarksNelson LLC
Kari Wolff
1310 E 104th Street, Suite 300
Kansas City, MO 64131
816-743-7700
kwolff@marksnelsoncpa.com

E. Attach list of names and titles of managers or officers of corporation.

Aaron Gornstein	President and CEO
Judy Jacobson	Managing Director and General Counsel
Randy Parker	Managing Director and CFO
Rodger Brown	Managing Director, Real Estate Development
Dena Xifaras	Senior Vice President, Ownership and Operations
Cory Mian	Senior Vice President, Real Estate Development
Julie Creamer	Senior Vice President, Acquisitions
Allison Adduci	Senior Vice President, Finance and Accounting

9. **Financial Information.**

A. Submit with this application one (1) copy of your annual financial statements for the last five (5) years.

Please see attached POAH, Inc. audits from 2016-2020

B. If you stock is listed, submit most recent copies of 10-K, 10-Q or 8-K. N/A

C. Submit one (1) copy of Page 1 of your firm's tax return (corporation or partnership) for the last five (5) years; individuals submit copy of Schedule C.

Please see attached POAH, Inc. tax returns from 2016-2020

D. The Authority is authorized to contact the following bankers:

Please see attached bank and credit references for POAH, Inc.

10. **General.**

A. Environmental Impact - Give a brief summary of the effect of your operations on the environment.

POAH and our in-house Design and Building Performance team have extensive experience in building and rehabilitating properties that meet LEED and Enterprise Green Communities requirements. Although we will not be pursuing a specific designation for these properties, POAH has an increasing focus on providing safe, healthy, and energy efficient housing through the portfolio. For the Deerfield Village Apartments rehabilitation, our Design and Building Performance team will be heavily involved in our scope as we focus on HVAC upgrades, window replacements, insulation improvements, unit and common area ventilation upgrades, as well as landscape improvements. Our scope and construction budget also includes replacing items such as flooring, appliances, bathroom and kitchen upgrades, etc. that all meet our Basis of Design standards that allow for energy efficiency, longevity and uniformity across our portfolio. Every effort will be made to assure that the rehabilitation of Deerfield Village Apartments is consistent with green building standards where feasible.

B. In summary, describe any litigation which you now have pending; names and geographical locations of pending suits may be omitted.

Please see attached chart that includes all currently pending litigation affecting POAH, Inc and its property-owning subsidiaries and affiliates including POAH LLC, and/or POAH Communities LLC.

C. Have any of the principals of your business entity ever been indicted or convicted of a felony?

No

D. Are any federal or governmental agencies presently conducting an inquiry of your business operation? If yes, please explain.

No

The above information has been submitted in good faith and is true to the best of my knowledge and belief.

6/10/2022	Dena J Xifaras
DATE	**SIGNATURE**

By: Deerfield Village II Preservation Associates Limited Partnership
By: Dena Xifaras, SVP POAH, Inc., Sole Member of POAH Deerfield II, LLC, General Partner

PRINTED NAME AND TITLE

FORWARD TWO (2) COPIES OF THIS APPLICATION AND ATTACHMENTS TO:

THE JASPER COUNTY IDA
C/O JOPLIN AREA CHAMBER OF COMMERCE
320 EAST 4TH STREET
JOPLIN MO 64801

(TELEPHONE 417-624-4150)
(EMAIL ADDRESS: info@joplincc.com)

JH/IDA/BONDAPP

PRESERVATION OF AFFORDABLE HOUSING

2. **Type of Applicant.** (Please submit these replies on your letterhead.)

A. What type of business is proposed by the Applicant? Please describe all activities your firm contemplates undertaking in this facility and the percentage of floor space devoted to each such use.

Preservation of Affordable Housing, Inc. ("POAH") is a national non-profit developer, owner, and operator of more than 12,000 affordable homes in eleven states and the District of Columbia. POAH's mission is to preserve, create and sustain, affordable healthy homes that support economic security, racial equity, and access to opportunity for all.

POAH is proposing the acquisition of an existing 60-unit affordable housing development by a new limited partnership to facilitate an approximately $4.5 Million upgrade and renovation program at Deerfield Village Apartments in Carthage, Missouri.

B. Does the Applicant have a single or multiple plant operation? If multiple plant locations, list location of the other facilities.

Single

C. Will the Jasper County, Missouri plant be the main operation of the Applicant? If not, where?

Yes, the property is located in Carthage, MO

D. List the products to be manufactured, assembled or processed and any services to be rendered in the new facility.

Upgrades and replacement of many existing components in buildings and apartments including HVAC and DHW equipment, kitchen and bathrooms including appliances, flooring, windows, unit entry doors, ADA unit adaption, fire safety equipment, parking lot and walkway repairs, new playground, and additional landscaping upgrades.

E. What is your estimated target date to begin operations?

This is currently an existing operating property. The proposed acquisition is estimated to take place in September 2022 with construction to immediately follow and be completed by July 2023.

F. Submit a brief summary of your proposed expansion in Jasper County, Missouri.

Preservation of Affordable Housing, Inc currently owns and manages two additional affordable housing developments directly across the street from Deerfield Village Apartments in Carthage.

PUBLIC WORKS COMMITTEE

Public Works Department 623 E 7th Carthage MO 64836
Tele: (417) 237-7010 *Fax:* (417) 237-7011

"America's Maple Leaf City"

8-2-2022 PUBLIC WORKS COMMITTEE MEETING MINUTES

Committee Members present: David Armstrong, Brandi Ensor, and Ed Hardesty

Staff Members present: Zeb Carney, Public Works Director, Greg Dagnan, City Administrator and Chelsea Rives, Public Works Administrative Assistant.

Citizens: Abi Almandinger

Chairman David Armstrong called the Public Works Committee meeting to order at 5:30 p.m.

A motion was made by Ed Hardesty to accept the minutes from the July 5, 2022 Committee meeting. All ayes, motion passed.

New Business: The committee considered and discussed removing four handicap spots from the square. The square has 276 parking spots with 16 of them being handicap. Removing four of the spots will leave 12 remaining spots and will still be ADA compliant. The Parking Committee and Public Safety Committee have also discussed and approved this change. Ed Hardesty made a motion to lend support for the change. All ayes, motion carried.

The committee considered and discussed change order number four for the Garrison Ave project. Brandi Ensor made a motion to approve change order number four and forward to the Mayor for a resolution. All ayes, motion carried.

The committee considered and discussed a letter of support for the continuation of the Deerfield Village MHDC status and renovations. Ed Hardesty made a motion to approve and write a letter of support. All ayes, motion carried.

Staff Reports:

Zeb reported on the following:

- Marian Days is currently going on. Everything is going as planned and cook tents are looking great. Street Department has been helping with roadblocks and fencing. They will also be helping Saturday with the parade.
- The Street Department has purchased an UTV and lawnmower both are in use. The lawnmower was purchased through the Source Well Program.
- The parking lot at Sixth and Main is almost complete; we are waiting on asphalt to be poured. Asphalt cannot be poured in temperatures above 96. We are hoping to have this project done by the beginning of September.

Greg reported on the following:

- Greg commended the Parking Committee, Public Safety Committee, and Public Works Committee on their work finding a solution for parking on the square.

Ed Hardesty made a motion to adjourn the meeting at 6:05 p.m. All ayes, motion carried.