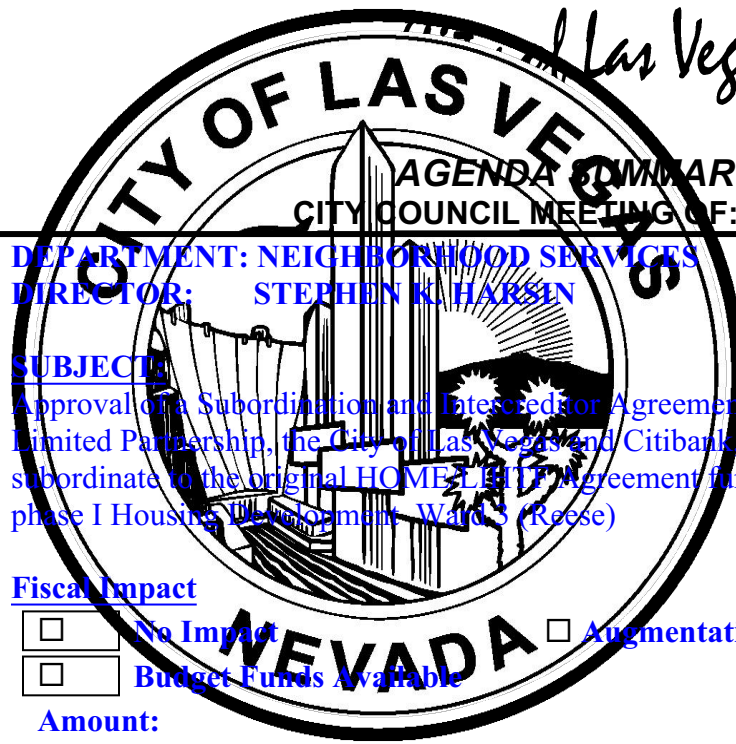




Las Vegas

Agenda Item No.: 39.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: APRIL 21, 2010

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN K. HARSIN

☒ **Consent** ☐ **Discussion**

SUBJECT:

Approval of a Subordination and Intercreditor Agreement between McKnight Senior Village Limited Partnership, the City of Las Vegas and Citibank, National Banking Association to subordinate to the original HOME/LIHTF Agreement funding the McKnight Senior Village phase I Housing Development, Ward 3 (Reese)

Fiscal Impact

☐
☐

No Impact

Budget Funds Available

☐ **Augmentation Required**

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The McKnight Senior Village I Affordable Housing Development was allocated \$368,802 of HOME/LIHTF funding on March 10, 1997 through an agreement between the City of Las Vegas and the D. Miller Foundation. The current request for a subordination agreement will allow subordination of the original March 1997 agreement to accomplish the refinancing of the mortgage to a lower interest rate that will increase the cash flow of the project. This will support the operating costs of this subsidized, affordable senior housing and further support the financing of the McKnight Senior Village III affordable senior housing development. The non-profit organization, D. Miller Foundation, Inc. who originally signed the agreement, has not responded to written correspondence from either the City or the Limited Partner. The McKnight Senior Village Limited Partnership will assume all liability and responsibility.

RECOMMENDATION:

Staff recommends approval of the Subordination and Intercreditor Agreement and authorizes the Mayor to execute any and all related agreements and documents required following approval as to form by the City Attorney.

BACKUP DOCUMENTATION:

Subordination and Intercreditor Agreement

Motion made by GARY REESE to Approve Items 13-31, 34-50 and 52-59

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN,
GARY REESE, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN D. ROSS)