



Project Narrative
Artist Lofts - Manitowoc
Project STF 2015-01

- 1. Name of Borrower: Artist Lofts, LLC; Wisconsin Redevelopment, LLC; and Impact Seven, Inc., as Managing Members and Co-Borrowers
7611 Harwood Avenue
Wauwatosa, WI 53213
- 2. Project Location: 2402 and 2408 Franklin Street, and adjacent parcel west of S. 25th Street
Manitowoc, WI 54220
- 3. Amount of STF Loan: Up to \$300,000
- 4. Interest Rate: 3.25% (identical rate for City and Borrower)
- 5. Term: 10 years (Monthly payment at \$2,931.57)
Borrower’s first monthly payment due approximately 30 days after closing
City’s first annual payment due March 2017
- 6. Description of Project: Redevelopment and renovation of former Mirro Plant No. 3 into 40 units of affordable rental housing. Total project cost is estimated at \$9.3 million, and expressly contingent upon receipt of WHEDA Low Income Housing Tax Credits and State and Federal Historic Preservation Tax Credits. See Attachment A for additional project details.
- 7. Use of RLF Proceeds: Acquisition of subject real estate
- 8. Project Budget: See Attachment A
- 9. Project Financing: See Attachment A
- 10. Collateral: First position REM on the subject property; personal and/or corporate guarantees as may be available.
- 11. Other Conditions:
 - A. Funding Commitments from Other Participating Parties. City’s commitment is expressly conditioned upon receipt of written documentation that:
 - i. WHEDA Low Income Housing Tax Credits have been allocated to the project; (already satisfied)

- ii. The property has been identified by the State and US Department of the Interior National Park Service as meeting criteria to be listed in the National Register of Historic Places; (nearing completion)
 - iii. Approval of funding from the City's Community Development Authority in the amount of \$177,818 to fund property improvements and a commitment of \$26,630 in HCRI funds for low income security deposit and utility payment assistance; (already satisfied)
 - iv. Approval of funding from the City's Brownfields Advisory Committee in the amount of approximately \$360,000 (amount to be finalized based on environmental assessment and determination of eligibility) to fund environmental cleanup activities; (in progress) and
 - v. All other sources of private funding or financing commitments have been secured. This can be evidenced by providing letters of commitment from Borrower and/or any participating investor or lender, written on the company or lender's letterhead, which describes the terms of the investment or loan(s) including the exact amount in dollars being committed, as well as all other terms and conditions and contingencies. (already satisfied)
- B. Project Completion. Project completion, defined herein as the investment of all required capital into the project, shall be completed on or before December 31, 2016.
- C. Term of Commitment. This funding commitment shall automatically expire and terminate on November 15, 2015, unless the parties agree to an extension of the City's financing commitment to a date after November 15, 2015 if authorized by the mutual, written agreement of the City and the Borrower.
- D. Material or Monetary Adverse Change. The City and the Borrower expressly reserve the right to terminate this funding commitment and to not enter into any required loan agreement, notes, and other security and collateral arrangement if, in the opinion of the terminating party, there has been a material or monetary adverse change in the project as detailed herein. A material adverse change means any event, condition or change in the commercial, operational, or economic viability of the development project from that contemplated herein.