



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Law

To: City Council

From: City Manager & Staff

Council Meeting Date: December 6, 2021

Re: Approve the Issuance of Industrial Development Bonds to Finance the Acquisition and Construction of Freedom House Apartments

Executive Summary

This resolution would approve the issuance of industrial development bonds to finance the acquisition and construction of the Freedom House Apartments, which is a thirteen (13) unit apartment facility located at 107 N. William Street in Columbia.

Discussion

The project is owned by Freedom House I Development, LLC, which is managed by Mid-Missouri Barrier-Free Housing for the Physically Handicapped, Inc. (MMBFH). In 1981, MMBFH acquired the site and renovated the existing building to provide thirteen (13) housing units for people with extreme physical disabilities. Over time, the existing building has declined in condition and the owner desires to rebuild the structure at its current location in order to provide better services and living conditions for the residents. On October 18, 2021, the City Council approved the plat for Freedom House I, along with the necessary design adjustments which will allow construction of the proposed project. The total cost of the project is estimated to be \$3,900,000.

Partial funding for the project has been approved by MHDC with additional funding provided in the amount of \$45,000 from HOME funds from the City of Columbia, \$455,000 from the Federal Home Loan Bank Board and \$1,282,000 from National Trust Funds. As a part of the financing structure, the property owner has requested the Industrial Development Authority of Boone County (IDA) to issue multifamily housing revenue bonds to finance a portion of the project. The principal amount of the bonds will not exceed \$1,900,000 and will be payable solely out of payments, revenues and receipts received by Freedom House I Development, LLC.

Section 349.010 RSMo requires projects of a county industrial development authority located within the corporate boundaries of a municipality to be approved by the municipality's governing body. The resolution will formally grant such authority to the IDA. For this particular project, the City will not incur any financial obligation or risk with respect to issuance of the bonds, nor will the City incur any reduction in its tax revenues as a result of the issuance of the bonds.

Fiscal Impact

Short-Term Impact: Not applicable.

Long-Term Impact: Not applicable.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Inclusive Community, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Organizational Excellence

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
10/18/2021	Ordinance No. 024794 (B315-21): Granted a design adjustment relating to lot frontage and lot access in connection with the proposed Final Plat of Freedom House I located on the west side of William Street and north of Walnut Street (107 N. William Street); required execution of an irrevocable access easement (Case No. 195-2021).
10/18/2021	Ordinance No. 024795 (B316-21): Approved the Final Plat of "Freedom House I" located on the west side of William Street and south of Windsor Street (107 N. William Street) (Case No. 195-2021).

Suggested Council Action

Adoption of the resolution.