

RESOLUTION AUTHORIZING THE CITY MANAGER TO RELEASE THE DEED TO SECURE DEBT AND SECURITY AGREEMENT ASSOCIATED WITH A \$1,500,000 CDBG CHSA DEVELOPMENT, INC. REAL PROPERTY ACQUISITION LOAN AND TO ISSUE A QUITCLAIM DEED TO CHSA DEVELOPMENT, INC.

WHEREAS, CHSA Development, Inc. (CHSA) is a non-profit organization that was established by the City of Savannah and other partners to provide affordable housing; and

WHEREAS, CHSA agreed to serve as master developer and work with the City of Savannah to redevelop the former Strathmore Estates Apartment and an adjoining former commercial site into Savannah Gardens; and

WHEREAS, at the City of Savannah's request, CHSA purchased the adjoining former commercial site in December 2008 utilizing a \$1,500,000 Community Development Block Grant (CDBG) loan from the City of Savannah to help ensure that this site's future development was consistent with redevelopment plans for Savannah Gardens; and

WHEREAS, the parcels associated with this acquisition include PINs 2-0058-04-018, 2-0039-02-002 and 2-0039-02-003; and

WHEREAS, the Deed to Secure Debt and Security Agreement associated with this acquisition and loan is recorded in Book 345-X, Page 602 Chatham County records; and

WHEREAS, CHSA has requested that the City of Savannah release the Deed to Secure Debt and Security Agreement associated with this loan to help facilitate the completion of the redevelopment of Savannah Gardens; and

WHEREAS, the loan promissory note will remain in effect and the released deed will be replaced by an agreement that requires CHSA to pay the City of Savannah any net sale proceeds it receives as a result of the future sale of the property.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Aldermen of the City of Savannah authorize the City Manager to release the above described Deed to Secure Debt and Security Agreement and to provide a Quitclaim Deed to CHSA Development, Inc. as described herein.

Adopted this 10th day of May, 2018

Eddie W. DeLoach, Mayor

Luciana Spracher, Acting Clerk of Council