



Letter To The Editor: Third Ward Alderman Mike Velloff Presents Copy of Memorandum of Understanding Signed by Mayor Brant Walker

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ALTON — Third Ward Alderman Michael Velloff presented a copy of the memorandum of understanding signed by Alton Mayor Brant Walker in support of the construction of the Sunnybrook Housing Development in Alton, Ill. The MOU was issued on February 23, 2018.

“Mayor Walker solely agreed on the terms of development and wrote a glowing letter of support for Sunnybrook to obtain grant money from the State of Illinois to build the development without notifying one single council member,” said Velloff. “Walker then decided to retract his support for the development the day before the grants were awarded. This resulted in the developer filing suit against the city. The city has already lost in circuit court, in which the circuit judge of Madison County ordered the city to issue a building permit to the developer, held the city in contempt, and fined it \$500 a day for each day that the building permit is not issued. The city then appealed to the 5th District appellate court. In addition, the city is paying tens of thousands of dollars in legal fees due to Brant Walker’s bad judgement and lack of integrity.”

Below is a letter from officials of the City of Alton to Audra Hamernik:

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| <p style="text-align: center;">EBJI, LLC AND THE CITY OF ALTON MEMORANDUM OF UNDERSTANDING</p> <p>This Memorandum of Understanding (the "MOU") dated June 15, 2017 is entered into by and between the City of Alton ("City"), an Illinois municipal corporation and EBJI, LLC ("Developer"), an Illinois limited liability company. The sole purpose of this MOU is to set forth the current intent of the parties with respect to the general terms and conditions of an affordable housing project. The parties hereto hereby agree to work cooperatively to develop and maintain the affordable housing project in accordance with the terms of this MOU.</p> <p style="text-align: center;">RECITALS</p> <p>WHEREAS, the Developer seeks to construct a 40-unit, affordable housing development known as the Community of Sunnybrook ("Project") within the city of Alton; and</p> <p>WHEREAS, the Developer has received preliminary approval to submit a full application to the Illinois Housing Development Authority (IHDA) for <u>Low-Income Housing Tax Credits</u> (LIHTC) to finance the construction of the Project; and</p> <p>WHEREAS, the Developer has requested the City's support of the formal LIHTC application and desires to work cooperatively with the City to advance the Project; and</p> <p>WHEREAS, the City supports the development of affordable housing consistent with the housing goals established in the City of Alton Comprehensive Plan;</p> <p>NOW, THEREFORE, the City and Developer agree as follows:</p> <p style="text-align: center;">TERMS</p> <p>The parties have mutually agreed upon the following terms and conditions and acknowledge the City's support is contingent upon strict adherence to the following:</p> <ol style="list-style-type: none">1. The Project shall include market-rate units in an effort to promote economically diverse neighborhoods. <u>The number of market rate units shall be subject to final approval by the Illinois Housing Development Authority.</u>2. The Project shall be constructed in a manner which will allow for the sale of owner-occupied units upon the completion of the 15-year LIHTC compliance period.3. Tenants shall accrue an annual credit towards the purchase price of the unit which will be applied upon each individual sale after completion of the 15-year LIHTC compliance period.4. The Project will employ on-site property management, site security features and restrictive covenants to preserve and maintain the quality of life for tenants and the surrounding neighborhood. | <ol style="list-style-type: none">5. The City shall assist the Developer with the evaluation and selection of an on-site <u>property management company.</u>6. Assuming successful completion of the Project, future phases of development shall be subject to further due diligence and negotiation between the City and Developer. <p>IN WITNESS WHEREOF, the parties hereto have executed and delivered this Memorandum as of the date first written above.</p> <table border="0" style="width: 100%;"><tr><td style="width: 50%;"><p>CITY OF ALTON</p><p>BY: <u>Brant Walker</u></p><p>TITLE: <u>Mayor</u></p><p>DATE: <u>6-15-17</u></p></td><td style="width: 50%;"><p>EBJI, LLC</p><p>BY: <u>Edward G. Hyatt</u></p><p>TITLE: <u>Owner</u></p><p>DATE: <u>6-15-17</u></p></td></tr></table> | <p>CITY OF ALTON</p> <p>BY: <u>Brant Walker</u></p> <p>TITLE: <u>Mayor</u></p> <p>DATE: <u>6-15-17</u></p> | <p>EBJI, LLC</p> <p>BY: <u>Edward G. Hyatt</u></p> <p>TITLE: <u>Owner</u></p> <p>DATE: <u>6-15-17</u></p> |
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OFFICE OF MAYOR
BRANT WALKER

CITY OF ALTON
ILLINOIS
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101 E. THIRD ST
ROOM 201
ALTON, IL 62002

February 23, 2018

Audra Hamernik
Executive Director
Illinois Housing Development Authority 111 E. Wacker, Suite 1000
Chicago, IL 60601

RE: Letter of Support for the Community of Sunnybrook, Alton, IL

Dear Ms. Hamernik:

I am writing to express my support for the construction of the Community of Sunnybrook development. The development is a 40-unit new construction project for families in the Alton area. The property's design includes 20 duplex buildings containing four one bedroom units, 12 two bedroom units and 24 three bedroom units. Each unit will have its own washer, dryer and dishwasher. There will be a clubhouse near the southern edge of the property that will house the manager's office, as well as computer and meeting rooms. The site will be enhanced with a new concrete street and parking bays at each unit, with ADA accessible sidewalks throughout the project. A playground and play area will also be built adjacent to the clubhouse.

This project is directly in line with Alton's growth and revitalization efforts. Alton has been working on a redevelopment plan for its riverfront, downtown central business district and adjacent neighborhoods. The area has already seen an increase in tourism and is working on a path for future employment opportunities in high growth occupations. The plan also addresses the need to connect neighborhoods to resources through existing transportation. This development is located on a public transit route and will be key in our efforts to connect entry-level workforce with affordable housing and transportation.

As the Mayor of Alton, I affirm that the City strongly supports this project and the efforts of the development team. I understand that the project is seeking Madison County HOME funds and I support this request. Our community wants a quality, affordable option for families and looks forward to partnering with this development team to make this a reality.

Please feel free to contact me with any questions regarding our support for this project.

Cordially,

Brant Walker
Mayor

CC: Dr. Edward Hightower, EBJJ, LLC

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