

**NOTICE OF MEETING OF THE GOVERNING BODY OF THE
CITY OF NAVASOTA, TEXAS
FEBRUARY 21, 2022**

Notice is hereby given that a Special Meeting of the governing body of the City of Navasota will be held on the 21st of February, 2022 at 6:00 PM at the City Hall in the City Council Chambers, Room No. 161, located at 200 E. McAlpine Street, Navasota, Texas 77868, at which time the following subjects will be considered, to wit:

To watch the City Council meeting live please visit the City of Navasota's Youtube here: <https://www.youtube.com/channel/UCItnx7BQt0TCIYJRiZ14g5w>

- 1 Call to Order.
- 2 Invocation
Pledge of Allegiance
- 3 Remarks of visitors: Any citizen may address the City Council on any matter. Registration forms are available on the podium and/or table in the back of the city council chambers. This form should be completed and delivered to the City Secretary by 5:45 p.m. Please limit remarks to three minutes. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager.
- 4 Presentation, discussion, and possible action on Resolution No. 711-22, in support of an application and multi-family development (tax credit) at 1512 Piedmont Rd, Navasota, TX, 77868, by Piedmont Apartments, LTD. [Lupe Diosdado, Development Services Director]
- 5 Adjourn.

DATED THIS

/JW/

BY: JASON WEEKS, CITY MANAGER

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the CITY OF NAVASOTA, is a true and correct copy of said notice and that I posted a true and correct copy of said notice in the glass bulletin board, in the foyer, on the south side of the Municipal Building as well as in the bulletin board on the north side of the Municipal Building of the City of Navasota, Texas, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 18th of February, 2022 at 09:54 AM and will remain posted continuously for at least 72 hours preceding the scheduled time of said meeting. Agendas may be viewed at www.navasotatx.gov.

The City Council reserves the right to convene in Executive Session at any time deemed necessary for the consideration of confidential matters under the Texas Government Code, Sections 551.071-551.089.

DATED THIS THE 18TH OF FEBRUARY, 2022

/SMH/

BY: SUSIE M. HOMEYER, CITY SECRETARY

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (936) 825-6475 OR (936) 825-6408 OR BY FAX AT (936) 825-2403.

**CITY OF NAVASOTA
CITY COUNCIL AGENDA**

AGENDA ITEM NO.: **4**

AGENDA DATE: February 21,
2022

PREPARED BY: Lupe Diosdado, Development Services
 Director

APPROVED BY: JW

ITEM: Presentation, discussion, and possible action on Resolution No. 711-22, in support of an application and multi-family development (tax credit) at 1512 Piedmont Rd, Navasota, TX, 77868, by Piedmont Apartments, LTD. [Lupe Diosdado, Development Services Director]

ITEM BACKGROUND:

City staff was approached by Wade Bienski (Homestead Development Group, LTD) representing Piedmont Apartments, LTD, regarding an intent to submit an application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits to develop a 48 unit tax credit multi family apartment complex along Piedmont Rd. The proposed location is zoned B-1: General Business District where 5 or more multi-dwelling units are a permitted use.

The TDHCA application deadline is March 1, 2022. Attached for your review is the resolution of support, and supporting documentation, including a proposed site plan layout. The City of Navasota has 2.3 times the state average of units per capita supported by housing tax credits, therefore the proposed development is ineligible for LIHTC unless the City Council approves the resolution of Support.

BUDGETARY AND FINANCIAL SUMMARY:

STAFF RECOMMENDATION:

Staff recommends taking action on Resolution No. 711-22, in support of a Multi Family development on Piedmont Street by Piedmont Apartments, LTD.

ATTACHMENTS:

1. Resolution No. 711-22
2. Homestead Development Group, LTD
3. Proposed Layout
4. Piedmont Apartments, LTD
5. Sample Photos
6. Tax Credit Report

RESOLUTION NO. 711-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, REGARDING SUPPORT FOR PIEDMONT APARTMENTS, LTD, ON PIEDMONT RD.

WHEREAS, Piedmont Apartments, LTD, (the "Applicant") has proposed a development for Multi Family Development located at 1512 Piedmont Rd, named Piedmont Apartments, in the City of Navasota, TX, 77868, Grimes County (the "Development"); and

WHEREAS, the Applicant has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") in the 2022 competitive 9% application round for Low Income Housing Tax Credits ("LIHTC") and for the Development; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to administer programs to establish and provide for the making of loans and grants of public funds for the purpose of promoting state and local economic development and to stimulate business and commercial activity in the municipality;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAVASOTA, TEXAS, AS FOLLOWS:

Section 1. The recitations in the preamble of this Resolution are incorporated into the body of this Resolution as fully set forth herein.

Section 2. The City of Navasota, Grimes County, Texas supports the Development and the related application to the TDHCA, and to authorizes, if awarded by the Texas Department of Housing and Community Affairs, an allocation of Low Income Housing Tax Credits for the Development.

Section 3. The City intends to issue a commitment and letter confirming that the City will provide reduced fees for the benefit of the Development so that the Applicant may receive one (1) point for a contribution from the City in an amount of \$500.00 or more.

Section 4. The City of Navasota hereby supports the proposed Development, and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of LIHTC for the Development pursuant to Texas Government Code §2306.6703(a)(4).

Section 5. This Resolution, related to potential financing, is not a statement of approval for site or building permits, zoning, PUD, or any other development approvals; as such decision shall be made in due course with a future request in accordance with the City's building codes and other applicable development regulations.

Section 6. Mayor William A. 'Bert' Miller, is hereby authorized, empowered, and directed to certify this Resolution to the TDHCA. This formal action has been taken to put on record the opinion expressed by the City of Navasota on February 21, 2022.

Section 7. All resolutions and agreements or portions of resolutions and agreements in conflict herewith are hereby repealed only to the extent of the conflict.

PASSED AND APPROVED by the City Council of the City of Navasota, Texas on February 21, 2022.

CITY OF NAVASOTA, TEXAS

Bert Miller, Mayor

ATTEST:

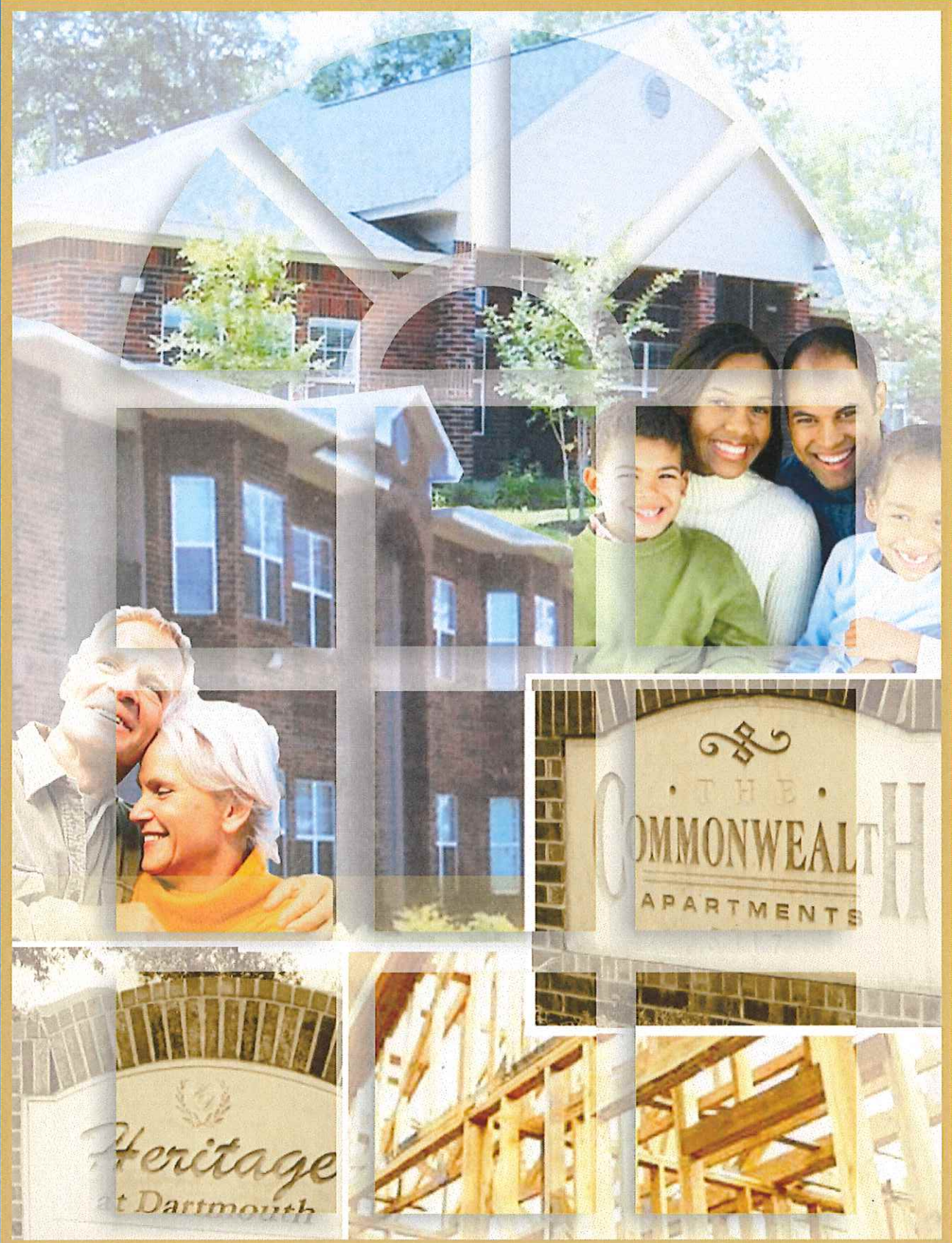
Susie M. Homeyer, City Secretary

APPROVED AS TO FORM:

Cary Bovey, City Attorney

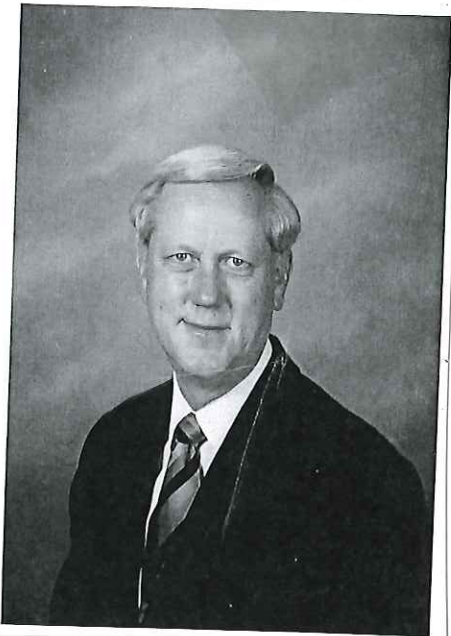


HOMESTEAD
DEVELOPMENT GROUP LTD



The Window to Your Future

Our Leadership



With more than 25 years of experience in making affordable housing a reality, Emanuel H. Glockzin, Jr.:

- Possesses a solid understanding of the Housing Tax Credit Program.
- Exhibits a dedication to building and maintaining long-term relationships with lenders and syndicators.
- Demonstrates an innate ability to select qualified developments all across the State of Texas.
- Encourages a spirit of cooperation and participation between elected officials and neighborhood-based groups.
- Builds well-managed apartment complexes which foster good relationships between tenants and their surrounding neighborhoods.
- Provides quality, affordable rental housing to the elderly and families in Texas.
- Offers a proven track record, with the essential ability to act quickly.

Mr. Glockzin is:

- A member of the Board of Directors of the Rural Rental Housing Association of Texas for the past seven years.
- A member of the Texas Affiliation of Affordable Housing Providers (TAAHP).
- Former member of the Board of Directors, Twin City Mission, a nonprofit organization providing a foundation of support for those in need.
- A 1972 graduate of Texas A&M University.

Our Team

Our Team

Homestead Development Group, Ltd. offers an industry-experienced management team, covering every detail from concept to completion for common goal—building communities **together!**

Design

Myriad Designs, Ltd., Harry Bostic

- Licensed architect and 1970 Texas A&M graduate.
- Experienced designer of tax credit housing developments since 1985.
- TDHCA Fair Housing Training for accessibility.

Construction

Brazos Valley Construction, Inc.,

Emanuel H. Glockzin, Jr., General Contractor

- Since 1979 providing quality construction of Texas apartment communities.
- Industry expertise and experience.
- Knowledge and ability to implement all federal, state, and local regulations and inspections.

Management

Cambridge Interests, Inc.

Elaina D. Glockzin, President

- 1973 graduate of Texas State University.
- Certified in property management and Tax Credit Compliance.
- Actively involved in day-to-day operation of the management company.
- Currently managing 38 developments in cities across Texas.



CERTIFICATE OF EXPERIENCE

Elaina D. Glockzin

Has a Record of Successfully Documenting Experience
In Accordance with the Requirements of §50.8(4) of the
2012-2013 Housing Tax Credit Program
Qualified Action Plan

Camerón F. Dörsey
Director, Multifamily Finance

February 14, 2012

Date

**TEXAS DEPARTMENT OF
HOUSING & COMMUNITY AFFAIRS**
Building Homes. Strengthening Communities.



CERTIFICATE OF EXPERIENCE

Emanuel H. Glockzin Jr.

Has a Record of Successfully Constructing or Developing
152 New Construction multifamily units
In Accordance with the Requirements of the
2011 Housing Tax Credit Program
Qualified Action Plan.


Robbye Meyer
Director of Multifamily Finance

February 9, 2011

Date



Certificate of Completion

Harry W. Bost *ARCHITECT 1307 007 AIA MEMBER*
Sign your name with your AIA membership number on the line above

5/29/2014 – Austin, TX.
The Design and Construction Requirements of the Fair Housing Act - Technical Overview (3 hour) – FHA 10
Strategies for Compliant Kitchens (1.5 hours) – FHA 5
Strategies for Compliant Bathrooms – FHA 6
Accessible Routes (1.5 hours) – FHA 7
Accessible Public & Common-Use Areas – FHA 8

The bearer of this certificate has completed the above Fair Housing Accessibility First LU/HSW training modules. By completing a training module, the bearer of this certificate has learned valuable information regarding the Fair Housing Act's 7 Design and Construction requirements. Attending the session and actively participating brings us all one step closer to our goal of providing accessible housing to more individuals across the United States of America.

Provider No. 1036
819 S. Wabash, Suite 509
Chicago, IL 60605-2153
1-312-913-1717
jritzu@lemarchitects.com
Jack Catlin, Principal



Certificate of Completion

This Certifies That

Harry Bostic

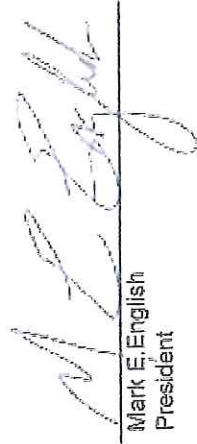
successfully completed the five-hour
Understanding the Fair Housing Act and Section 504
Design Requirements for Multifamily Housing Course

on June 27, 2012

Certification Expires two years from date of completion

*This course meets the Texas Department of Housing & Community Affairs
Qualified Allocation Plan for Fair Housing Training related to design issues.*




Mark E. English
President

HOMESTEAD DEVELOPMENT GROUP, LTD.

Our Properties

The Commonwealth Apartments Nacogdoches, TX



- Choice of four floor plans.
- Washer and dryer connections.
- Ceiling fans and miniblinds.
- Patios with storage closets.
- Outdoor recreational area.
- Clubhouse/laundry facility.

Lexington Court Apartments Kilgore, TX



- Gazebo with sitting area
- Covered pavilion with barbecue grills & tables
- Equipped business center.
- Community room/laundry facility.
- Two children's playgrounds.
- Sports Court.

HOMESTEAD DEVELOPMENT GROUP, LTD.

Our Properties

Montgomery Meadows & Grand
Montgomery Court
Huntsville, TX



- Senior housing communities.
- Clubhouse/laundry facilities.
- Miniblinds for all windows.
- Washer and dryer connections.
- Pavilion with barbecue grills and tables.
- Community Garden area.

The Heritage at Dartmouth & T.C.M Haven
College Station, TX

- A safe and accessible home for adults with disabilities.
- 120 apartments featuring wide hallways & doors with accessible sinks, countertops, and appliances.



The Heritage at Dartmouth received the Texas
Department of Housing and Community Affairs
“Housing for the Special Needs Award” for –profit
division in 1999.



Air view 01

MONTGOMERY MEADOWS

Architect
DAVID VIGIL
davidvigil@hotmail.com
(979)402-7259



Street View

MONTGOMERY MEADOWS

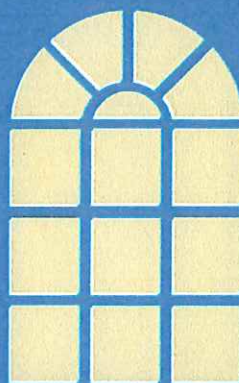
Architect
DAVID VIGIL
davidvigil@hotmail.com
(979)402-7259

■ ■
Air view 02



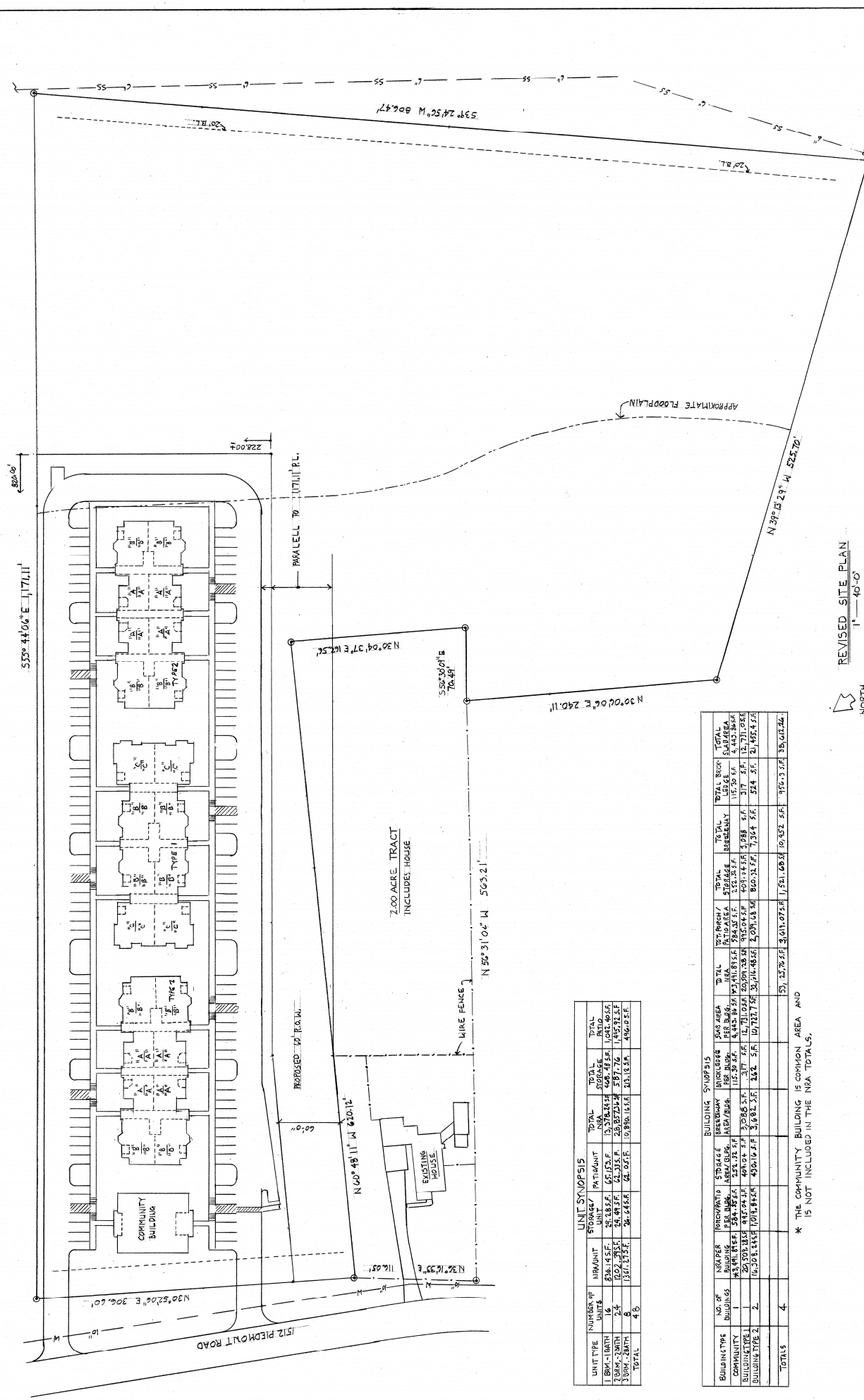
■ ■
MONTGOMERY MEADOWS

Architect
DAVID VIGIL
davidvigil@hotmail.com
(979)402-7259



HOMESTEAD
DEVELOPMENT GROUP LTD

Homestead Development Group, Ltd.
Bryan/College Station, TX
979.846.8878



DATE:
 SHEET:
 A PROPOSED NEW FAMILY APARTMENT PROJECT FOR:
 1512 PIEDMONT ROAD
 NAVASOTA, TEXAS

REVISED SITE PLAN
 1" = 40'-0"



UNIT SYNOPSIS

UNIT TYPE	NUMBER OF UNITS	NO. OF BUILDINGS	NO. OF BUILDING UNITS	PER BUILDING	PER UNIT	TOTAL
1 BRM - 1 BATH	24	1	24	24	1	24
2 BRM - 2 BATH	24	1	24	24	1	24
3 BRM - 3 BATH	24	1	24	24	1	24
TOTAL	72	3	72	72	3	72

BUILDING SYNOPSIS

BUILDING TYPE	NO. OF BUILDINGS	NO. OF BUILDING UNITS	PER BUILDING	PER UNIT	TOTAL
COMMUNITY BUILDING	1	24	24	1	24
EXISTING HOUSE	1	24	24	1	24
TOTAL	2	48	48	2	48

* THE COMMUNITY BUILDING IS COMMON AREA AND IS NOT INCLUDED IN THE NRA TOTALS.



Office of the Secretary of State

CERTIFICATE OF RESERVATION OF ENTITY NAME OF

Piedmont Apartments, LTD

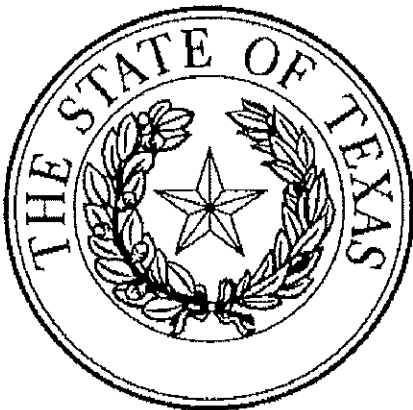
The undersigned, as Secretary of State of Texas, hereby certifies that the above entity name has been reserved in this office pursuant to the provisions of Section 5.101 of the Texas Business Organizations Code for the exclusive use of

Emanuel Glockzin, Jr
PO Box 3189, Bryan, TX 77805

for a period of one hundred twenty days after the date hereof.

This name reservation does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 02/08/2022



A handwritten signature of John B. Scott, consisting of a stylized 'J' followed by a cursive 'B. Scott'.

John B. Scott
Secretary of State

Come visit us on the internet at <https://www.sos.texas.gov/>











Navasota

Self Score Total:	0
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Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

[illegible]

[illegible]

Rent Schedule (Continued)

		% of LI	% of Total	
HOUSING TAX CREDITS	TC20%			0
	TC30%	15%	13%	6
	TC40%			0
	TC50%	20%	17%	8
	TC60%	65%	54%	26
	TC70%			0
	TC80%			0
	HTC LI Total			40
	EO			0
	MR	20%	17%	8
	MR Total		17%	8
Total HTC Units				48
DIRECT LOAN (NHTF)	HTF30%			0
	NHTF LI Total			0
	MR			0
	MR Total			0
	HTF Total			0

		% of LI	% of Total	
MORTGAGE REVENUE BOND	MRB20%			0
	MRB30%			0
	MRB40%			0
	MRB50%			0
	MRB60%			0
	MRB70%			0
	MRB80%			0
	MRB LI Total			0
	MRBMR			0
	MRBMR Total			0
MRB Total				0
TDHCA ISSUER ONLY	30%	43%	43%	6
	40%			0
	LH/50%	57%	57%	8
	HH/60%			0
	HH/80%			0
	Direct Loan LI Total			14
				0
	Direct Loan Total			14
OTHER	Total OT Units			0

BEDROOMS	0			0
	1			16
	2			24
	3			8
	4			0
	5			0

ACQUISITION + HARD		DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Cost Per Sq. Ft	\$ -	
HARD		
Cost Per Sq. Ft	\$ -	
BUILDING		
Cost Per Sq. Ft	\$ -	

Subject: Fwd: Fwd: Fwd: Fw: Navasota Tax Credit Info
From: Cherl Ward <cward@edgproperties.net>
Date: 2/17/2022, 8:53 AM
To: Emanuel Glockin <emanuel@edgproperties.net>

See changes below.

Cherl

----- Forwarded Message -----
Subject:Fwd: Fw: Navasota Tax Credit Info
Date:Thu, 17 Feb 2022 08:33:30 -0600
From:Emanuel Glockzin <emanuel@edgproperties.net>
To:cward@edgproperties.net <cward@edgproperties.net>

----- Forwarded Message -----
Subject:Fw: Navasota Tax Credit Info
Date:Wed, 16 Feb 2022 16:28:30 +0000
From:Wade Bienski <achinc@hotmail.com>
To:Emanuel Glockzin <emanuel@edgproperties.net>

See Lupe's email below, wants the rent/income levels breakdown.

Wade B

From: Lupe Diosdado <gdiosdado@navasotatx.gov>
Sent: Wednesday, February 16, 2022 8:16 AM
To: Wade Bienski <achinc@hotmail.com>
Subject: RE: Navasota Tax Credit Info

Wade,

Are you able to provide a breakdown of # of units, estimated rent rates and # of market rate units? As well as a breakdown of income AML percentage thresholds? Our legal counsel is currently reviewing the resolution. We plan on posting and finalizing the agenda tomorrow by noon. I provided a sample below:

Unit Size	Unit Count			Square Feet
	Affordable	Market Rate	Total	
1bd/1ba	14	2	16	836
2bd/2ba	20	4	24	1,202
3bd/2ba	6	2	8	1,361

4bd/2ba	0	0	0	0
Total	40	8	48	
	83%	17%		