

Council of the City of York, PA  
Session 2016  
Resolution No.

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INTRODUCED BY: **Henry Hay Nixon**

DATE: **March 15, 2016**

WHEREAS, the City of York, Pennsylvania, entered into a Second Revised and Restated Rental Rehabilitation Program Mortgage Agreement (Mortgage) and Second Revised and Restated Rental Rehabilitation Program Promissory Note (Note) with King Street Apartments Partners L.P. on June 27, 1996 for 6 dwelling units located at 312, 314, 334 East King Street, York, PA, known as King Street Apartments; and

WHEREAS, the aforesaid Note becomes due and payable on June 28, 2016; and

WHEREAS, in April 2012, King Street Apartments Partners L.P. merged with Delphia Management Corporation with the resulting entity known as Delphia Management Corporation; and

WHEREAS, Delphia Management Corporation has requested the City to extend the loan for a 15 year period, amend the extended loan to replace 2% interest with 0% interest over the extended fifteen year period, forgive the interest that accrued on the loans during the initial 20 year period, and delay the requirement to begin making principal payments to year 2031 if the loans are not paid in full by that time;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of York, Pennsylvania, that the loan between the City of York and King Street Apartments Partners L.P., as evidenced by the Mortgage and Note, be extended as requested subject to annual payments being the greater of:

(1) Forty percent (40%) of the cash flow for each property net of routine operating expenses, taxes, future mortgage payments for loans to make property improvements, required and preventive maintenance, and a payment of \$900/year into a replacement reserve account for each apartment;

– OR –

(2) Four hundred dollars (\$400.00).

PASSED FINALLY:

BY THE FOLLOWING VOTE:

YEAS: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

NAYS: \_\_\_\_\_.

\_\_\_\_\_  
Carol Hill-Evans, President of Council

ATTEST:

\_\_\_\_\_  
Dianna L. Thompson-Mitchell, City Clerk