

1st Amendment to Loan Agreement with Baden Station Investors LLC



City Council Presentation

March 8, 2023

Baden Station

36 affordable units

50% for IDD households

23 parking spaces

4-stories





428-432 Baden

- 428 Baden, privately-owned site acquired by a market rate developer
- Market rate developer entered into a Purchase and Sale Agreement with the Successor Agency to buy 432 Baden
- Market rate developer entitled the combined site in Aug 2020
- Oct 2021 Council approved assignment of the PSA to Baden Station Investors LLC and a \$4,050,000 loan, converting the project to fully-affordable housing



Original Loan Terms

Amount	Terms
\$2,000,000	Short Term <ul style="list-style-type: none">- To be repaid at construction financing
\$2,050,000	Long Term <ul style="list-style-type: none">- To be repaid through residual receipts- Payable 55 years from certificate of occupancy
<i>\$4,050,000</i>	<i>Total</i>



Proposed Loan Terms

PROPOSAL: Change \$1.1 million from short term, to long term

Amount	Terms
\$900,000	Short Term <ul style="list-style-type: none">- To be repaid at construction financing
\$3,150,000	Long Term <ul style="list-style-type: none">- To be repaid through residual receipts- Payable 55 years from certificate of occupancy
<i>\$4,050,000</i>	<i>Total</i>

Action for consideration

Adoption of a resolution approving of the first amendment to the loan agreement, reducing the short-term component by \$1.1 million and increasing the long-term component by the same amount.

If approved, construction will begin by March 27th