



MEMORANDUM

To: The Chairperson and Members

From: Eric Enderlin
President *E.E.*

Date: July 29, 2020

Re: Resolution of Declaration of Intent
406-465 Vandalia Avenue & 71-95 Gateway Drive
Brooklyn, New York
Block 4452; Lots 110-119, 121, 204-207, 226-234, 236 & 237, & 249-252

Attached is a Resolution of Declaration of Intent (the “Resolution”) for a proposed new construction located at 406-465 Vandalia Avenue and 71-95 Gateway Drive, Brooklyn, NY, which is currently under review by the Corporation. The developer will be a single purpose entity to be formed by the principals of Monadnock Development and has requested that the Members adopt the Resolution on the project’s behalf. Should HDC utilize tax-exempt bond proceeds to provide financing for the proposed project, it will be operated in accordance with the restrictions of the Internal Revenue Code.

As indicated in the attached project summary sheet, the developer intends to construct thirty (30) four-story buildings with 240 low-income rental units located at 406-465 Vandalia Avenue and 71-95 Gateway Drive in Brooklyn.

The Resolution is an official intent of the Corporation for tax code purposes which can enable certain expenditures incurred as early as 60 days prior to the date of such Resolution to qualify for tax-exempt bond financing. However, the Corporation’s agreement to issue bonds may only be authorized by further action by the Members.

A fact sheet with a brief description of the project is attached (see “Exhibit A”).

**RESOLUTION OF DECLARATION OF INTENT
OF THE NEW YORK CITY**

HOUSING DEVELOPMENT CORPORATION

WHEREAS, Article 12 of the Private Housing Finance law, constituting the New York City Housing Development Corporation Act (the "Act"), authorizes the New York City Housing Development Corporation (the "Corporation") to encourage the investment of private capital and provide dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations, or located in an area certified or designated as blighted; and

WHEREAS, the Corporation may be requested to provide all or part of the construction and/or permanent financing of a residential development located 406-465 Vandalia Avenue and 71-95 Gateway Drive in Brooklyn (the "Project") as more fully described in Exhibit A. A portion of the Project is expected to provide dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations and/or provide housing accommodations in an area certified or designated as blighted; and

WHEREAS, the Corporation is desirous of assisting in the financing of such Project, to the extent permitted by law, if such assistance will either increase or assure the availability of dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations and/or provide housing accommodations in an area certified or designated as blighted.

NOW THEREFORE, the Corporation does hereby resolve as follows:

1. The Corporation may provide financing for the project and pursuant to that intention the staff of the Corporation is authorized to develop a program for financing of the Project to the extent permitted by law, and for such purpose may consult with the proposed mortgagor entity of the Project, and such others as may be deemed appropriate, subject in all events to the final approval of the terms of any financing by the Members of the Corporation.

2. The Corporation expects to finance the Project by the issuance of its obligations in an aggregate principal amount presently anticipated not to exceed \$48,000,000 all or a portion of which would be issued on a tax-exempt basis.

3. This resolution shall constitute official intent of the Corporation with respect to such Project for purpose of the Internal Revenue Code and otherwise.

This resolution shall be effective immediately.

“Exhibit A”

**SPRING CREEK 4C
BROOKLYN, NY**

Project Location: 406-465 Vandalia Avenue and 71-95 Gateway Drive,
Borough of Brooklyn
Block 4452; Lots 110-119, 121, 204-207, 226-234, 236 &
237, and 249-252

The project is located in the Spring Creek neighborhood of Brooklyn and is on Vandalia Avenue and Gateway Drive, just north of the Gateway Center.

HDC Program: ELLA

Project Description: New construction of thirty 4-story apartment buildings consisting of 223,714 residential square feet.

Expected Total Units:

<u>Unit Size</u>	<u>No. of Units</u>
Studio	8
1 bedroom	26
2 bedroom*	178
<u>3 Bedroom</u>	<u>28</u>
Total Units	240

*Includes one (1) unit reserved for a superintendent

Expected Tax Abatement type: 420c Tax Exemption

Estimated Tax Exempt Bonds: \$48,000,000

Developer: A single purpose entity to be formed by the principals of Monadnock Development (Nick Lembo, Jens Peter Hansen, Greg Bauso, Alphonse Lembo and Kirk Goodrich)

Architect: MHG Architects

General Contractor: Monadnock Construction