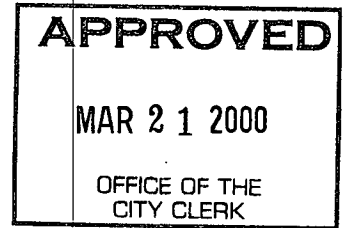
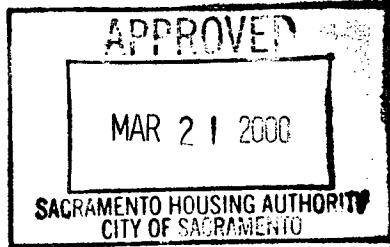




**Sacramento  
Housing &  
Redevelopment  
Agency**

March 15, 2000

5.1



City Council and  
Housing Authority of the City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Tax-Exempt Bond Proposal: Wedgewood Commons Apartments - 941 43rd Avenue

**LOCATION & COUNCIL DISTRICT:** 941 43<sup>rd</sup> Avenue, District 4

**RECOMMENDATION**

Staff recommends approval of the attached resolutions which:

- 1) indicate the willingness of the Housing Authority of the City of Sacramento to issue \$6,615,000 in tax-exempt mortgage revenue bonds to provide acquisition, rehabilitation, and permanent financing for the Wedgewood Commons multi-family rental project located within the City of Sacramento;
- 2) conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing; and
- 3) authorize an application to the California Debt Limit Allocation Committee for allocation authority to issue the bonds.

**CONTACT PERSONS**

John Dangberg, Director of Community Development - City, 440-1357  
Darren Bobrowsky, Housing Finance Specialist, 440-1328

**FOR COUNCIL MEETING OF** March 21, 2000

**SUMMARY**

This report presents for adoption the attached resolutions to: 1) indicate the Housing Authority's intent to issue mortgage revenue bonds to provide acquisition, rehabilitation, and permanent

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and  
Housing Authority of the City of Sacramento  
March 21, 2000  
Page 2

financing for the Wedgewood Commons Apartments; 2) conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and 3) authorize application to the California Debt Limit Allocation Committee for authority to issue the bonds. These actions will not bind the Housing Authority to issue bonds until and unless all other necessary actions and approvals are taken or received in accordance with all applicable laws and to the satisfaction of the City Council, acting as the Housing Authority of the City of Sacramento. The hearing of this report by the City Council of the City of Sacramento shall serve as the public hearing required under the Tax Equity and Fiscal Responsibility Act (TEFRA).

### **COMMISSION ACTION**

It is anticipated that at its meeting of March 15, 2000, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending approval of the attached resolution. In the event it fails to do so, you will be advised prior to your March 21, 2000 meeting.

### **BACKGROUND**

The Ezralow Company (Developer) has purchased the Wedgewood Commons Apartments (formally known as the Brickyard Manor Apartments), which is a 126-unit multi-family rental complex located at 941 43<sup>rd</sup> Avenue in the Greenhaven area (a map is included as Attachment I). The complex was constructed between 1970 and 1971 and consists of 42 one-bedroom/one-bath units and 84 two-bedroom/one-bath units. The units are 700 and 900 square feet, respectively. Amenities on-site include a swimming pool, a clubhouse, laundry room, and covered parking. A chart summarizing the proposal and project proforma can be found in Attachment II and Attachment III.

The Developer is an experienced real estate investment and management entity. It purchased this property on January 27, 2000, with funds obtained from conventional financing and private equity. In addition to the bonds there will be approximately \$825,000 of developer equity to finance the project.

The Developer proposes to renovate this 29-year old complex to bring it up to current market standards. The Developer proposes to undertake rehabilitation on-site totaling \$1,268,450, or \$10,067 per unit. The proposed scope of rehabilitation includes repainting the exterior and unit interiors, community room improvements including a workout room and computer, asphalt and landscaping improvements, and construction of a tot lot. Individual units will receive resurfacing of cabinets and replacement of countertops and plumbing fixtures, replacement of some appliances, replacement of all floor coverings, replacement of window coverings, new ceiling fans, and the addition of clothes washers and dryers in the 2-bedroom units. Windows and heaters will be serviced to provide a 15-year useful life. In addition to these physical

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and  
Housing Authority of the City of Sacramento  
March 21, 2000  
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improvements the property will offer resident services to the tenants of the community including homework assistance, computer instruction, and English as a Second Language classes.

The Developer currently owns 33 multifamily properties containing 3,751 units in California and Washington. Of these properties 10 are located in the Sacramento region containing 1,519 units, including the Agency-financed Hidden Oaks Apartments. The Hidden Oaks Apartments recently received the award of Best Renovation of a Property over 200 units by *For Rent Magazine / Sacramento Valley Apartment Association*. In addition to these apartments, the Ezralow Company owns 19 commercial properties containing 2.8 million square feet.

As a public entity, the Authority can issue tax-exempt bonds, the proceeds of which provide acquisition and rehabilitation financing for multi-family housing projects. Because interest paid on the bonds is exempt from federal and state income tax, bondholders will accept a below-market yield from the bonds. These savings are, in turn, passed on to the project owner in the form of a below-market rate loan, with interest rates approximately one to two percent below prevailing market rates. In general recipients of bond financing are required to undertake rehabilitation work and set aside units for rental to families earning less than 50 percent of the area median income, adjusted for family size.

Project rehabilitation. Existing projects financed with tax-exempt mortgage revenue bonds are required to undertake rehabilitation with a value of at least 15 percent of the acquisition cost of the subject property's improvements (that is, total project acquisition cost, minus value of the land). As part of the Agency's mortgage revenue bond policies adopted by the Council in January 2000, all acquisition and rehabilitation projects financed with tax-exempt bonds must conform to standards requiring: 1) that all health and safety deficiencies existing on-site be corrected; and 2) that major systems have expected lives of 15 years or more upon completion of the rehabilitation, or that adequate reserves be established and funded to replace the systems as needed. Staff has evaluated and determined that the proposed rehabilitation scope of work meets these recently adopted mortgage revenue bond policies.

Low-income Set-aside Requirements. As a condition of receiving the benefits of this below-market rate financing, federal law requires that project units be set aside for targeted income groups for at least 15 years. The set-aside requirements are: at least 20 percent of projects' total units rented to households earning 50 percent or below of the area median income; or alternately, 40 percent of project units rented to households at or below 60 percent of area median. Pursuant to Agency policy, the former will be required for Wedgewood Commons. State law further requires that monthly rents for the set-aside units be limited to 30 percent of the targeted group's monthly income, adjusted for household size. The project's set-aside requirements will be specified in a regulatory agreement between the Housing Authority and the developer, to be executed upon closing of the bond sale. The maximum income and rent levels projected in connection with these set-asides are shown in Attachment IV.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and  
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March 21, 2000  
Page 4

State and Local Approval Process. The Housing Authority must apply for and receive authorization from the California Debt Limit Allocation Committee (CDLAC) prior to issuing mortgage revenue bonds. (Refunding bond issues and bonds issued on behalf of qualified 501(c)(3) nonprofit organizations do not require CDLAC authorization.) Staff proposes to submit an application for consideration in the second funding round this year. If approved, the bond authority to be drawn against CDLAC's 2000 volume cap on behalf of Wedgewood Commons will be an amount not exceeding \$6,750,000.

Project Inducement. Prior to granting bond allocation, CDLAC will require that an "inducement" resolution be adopted by the entity proposing to issue the bonds. Inducement at this time will also allow the Developer to be reimbursed, from bond issue proceeds, for acquisition and rehabilitation expenses that it has and will incur. Staff thus recommends that the City, acting as the Housing Authority, adopt a resolution to indicate its intent to issue bonds to finance the Developer's purchase and rehabilitation of the project. Adoption of the resolution will not bind the City to issue bonds until and unless all other necessary actions are taken in accordance with all applicable laws. Staff will return to the Council prior to bond issuance with final details on the project's overall financing plan, rehabilitation, regulatory agreement, fees that will be due the Agency, and approval of the bond documents.

### **FINANCIAL CONSIDERATIONS**

Adoption of the attached resolutions will not result in any direct financial impact to the City or the Housing Authority. The Developer will be responsible for payment of a processing fee and posting of a one-half percent performance deposit required by CDLAC. Staff will report back with specific financial considerations of the proposed bond financing which will include the Agency's collection of fees, both upon sale of the bonds and also semi-annually for the term of low-income set-aside requirements. Mortgage revenue bonds, in general, do not represent a financial obligation of the Housing Authority of the City of Sacramento.

### **POLICY CONSIDERATIONS**

The issuance of mortgage revenue bonds is consistent with previously approved policy and the Agency's goals of promoting the development of affordable housing countywide.

### **ENVIRONMENTAL REVIEW**

The proposed actions do not constitute projects under CEQA per Guidelines Section 15378 (b)(3); NEPA does not apply. Rehabilitation and permanent financing of the project is exempt from CEQA per Guidelines Sections 15301 and 15310.


**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

City Council and  
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**M/WBE CONSIDERATIONS**


M/WBE considerations are not applicable to the actions recommended in this report.

Respectfully submitted,



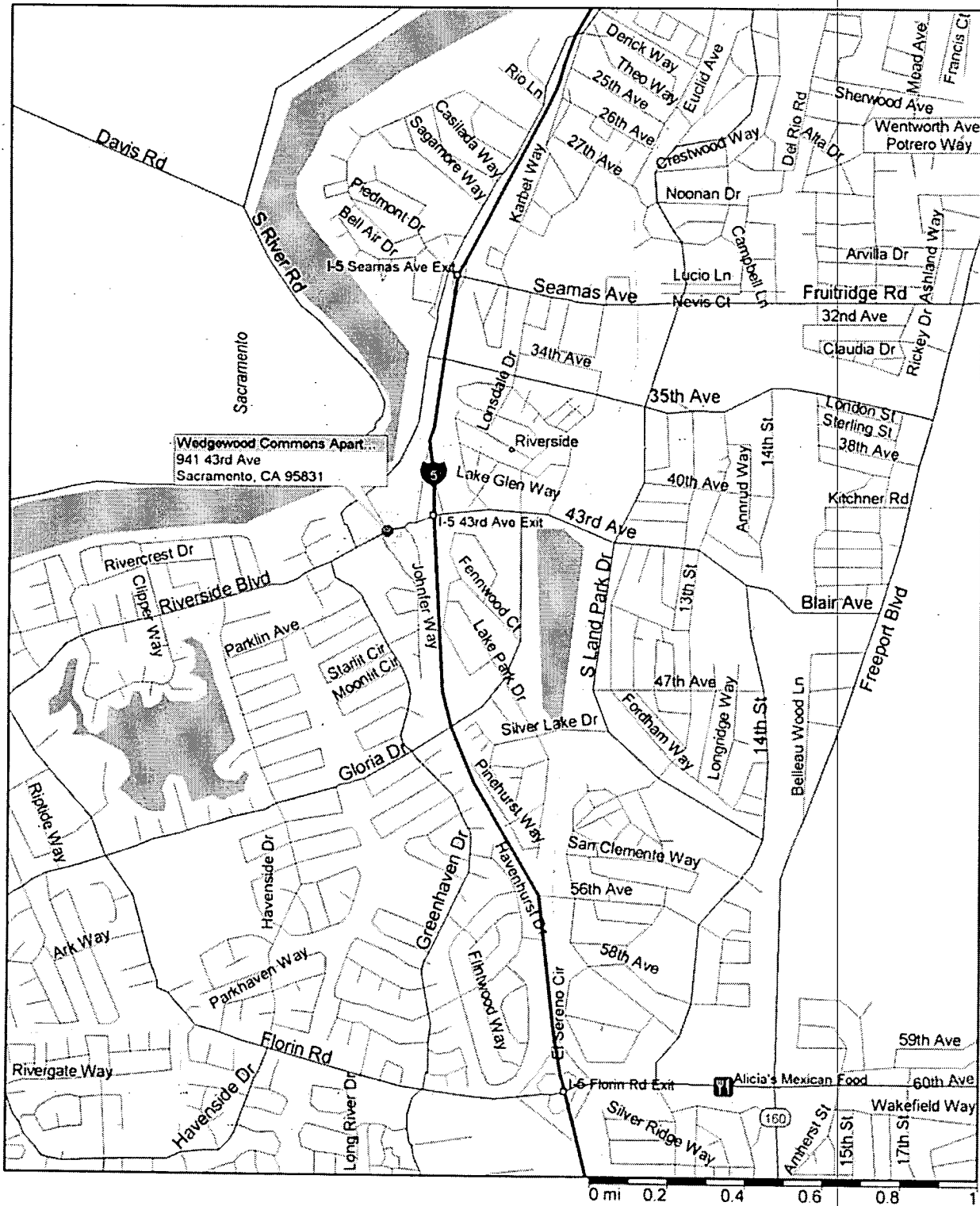
ANNE M. MOORE  
Executive Director

Transmittal approved,



ROBERT P. THOMAS  
City Manager

### Wedgewood Commons Apartments 941 43rd Avenue, Sacramento



## DEVELOPER'S PRELIMINARY PROPOSAL

| Wedgewood Commons Apartments  |  |   |                        |
|---|--|---|------------------------|
| <b>Address</b><br><b>Number of Units</b><br><b>Year Built</b>         | 941 43rd Avenue<br>126<br>1971   |   |                        |
| <b>Affordability</b>  | 20% of units @ or below 50% of median  |   |                        |
| <b>Unit Mix and Rents</b><br>1 Bedroom / 1 Bath<br>2 Bedroom / 1 Bath | <b>50% Median</b><br>8 @ \$519<br>17 @ \$584   | <b>Market</b><br>34 @ \$625<br>67 @ \$725 |                        |
| <b>Square Footage</b><br>1 Bedroom<br>2 Bedroom                       | 700<br>900   |   |                        |
| <b>Resident Facilities</b><br>Current<br>Proposed                     | Clubhouse, swimming pool, laundry room, covered parking and privacy gates<br>Tot lot |   |                        |
| <b>Sources and Uses of Funds</b>                                      |  |   |                        |
| <b>Sources</b>  |  | <b>Per Unit</b>                           | <b>Per Square Foot</b> |
| Bond Proceeds   | \$ 6,615,000   | \$ 52,500                                 | \$ 76.68               |
| Investor Equity   | \$ 825,409   | \$ 6,551                                  | \$ 9.57                |
| <b>Total Sources of Funds</b>   | <b>\$ 7,440,409</b>  | <b>\$ 59,051</b>                          | <b>\$ 86.24</b>        |
| <b>Uses</b>   |  | <b>Per Unit</b>                           | <b>Per Square Foot</b> |
| Property Acquisition  | \$ 4,717,500   | \$ 37,440                                 | \$ 54.68               |
| Due Diligence Costs/Expenses  | \$ 105,000   | \$ 833                                    | \$ 1.22                |
| Rehabilitation  | \$ 1,268,451   | \$ 10,067                                 | \$ 14.70               |
| Contingency   | \$ 190,268   | \$ 1,510                                  | \$ 2.21                |
| Capitalized Reserves  | \$ 115,000   | \$ 913                                    | \$ 1.33                |
| Contractor Overhead/Profit  | \$ 253,690   | \$ 2,013                                  | \$ 2.94                |
| Financing Costs   | \$ 450,000   | \$ 3,571                                  | \$ 5.22                |
| Capitalized Interest  | \$ 275,000   | \$ 2,183                                  | \$ 3.19                |
| Architectural/Engineering   | \$ 2,500   | \$ 20                                     | \$ 0.03                |
| Other Soft Costs (marketing, etc.)                                    | \$ 63,000  | \$ 500                                    | \$ 0.73                |
| Developer Fee   | \$ -   | \$ -                                      | \$ -                   |
| <b>Total Uses of Funds</b>  | <b>\$ 7,440,409</b>  | <b>\$ 59,051</b>                          | <b>\$ 86.24</b>        |
| <b>Management - Operations</b>  |  |   |                        |
| Proposed Developer  | Ezralow Company  |   |                        |
| Property Management Company   | FPI Management   |   |                        |
| Operations Budget (Total / Per Unit)                                  | \$ 326,884   | \$ 2,594                                  |                        |
| Reserves (Total / Per Unit)   | \$ 31,500  | \$ 250                                    |                        |
| Letter of Credit Provided By:<br>Tax Credit Investor                  | Fannie Mae<br>None   |   |                        |

Wedgewood Commons Apartments

Bond Financing:  
\$6,750,000 @ 5.5%, 30 years

| Unit Type                       | Number | Square Foot | Total Sq.Ft. | Monthly Rent (Net) | Per Sq. Ft. | Gross Annl. Rent |
|---------------------------------|--------|-------------|--------------|--------------------|-------------|------------------|
| 1 Bedroom / 1 Bath - 50% median | 8      | 700         | 5,600        | \$ 519             | \$ 0.74     | \$ 49,824        |
| 1 Bedroom / 1 Bath - Market     | 34     | 700         | 23,800       | \$ 625             | \$ 0.89     | \$ 255,000       |
| 2 Bedroom / 1 Bath - 50% median | 17     | 900         | 15,300       | \$ 584             | \$ 0.65     | \$ 119,136       |
| 2 Bedroom / 1 Bath - Market     | 67     | 900         | 60,300       | \$ 725             | \$ 0.81     | \$ 582,900       |
| Total / Average                 | 126    | 833         | 105,000      | \$ 613             | \$ 0.77     | \$ 1,006,860     |

|                                       | Increase / Yr | Per Unit        | Year 1            | Year 2            | Year 3              | Year 4              | Year 5              | Year 10             | Year 15             | Year 20             | Year 25             | Year 30             |
|---------------------------------------|---------------|-----------------|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Annualized Gross Income               | 2.5%          | \$ 7,991        | \$ 1,006,860      | \$ 1,032,032      | \$ 1,057,832        | \$ 1,084,278        | \$ 1,111,385        | \$ 1,257,430        | \$ 1,422,667        | \$ 1,609,617        | \$ 1,821,134        | \$ 2,060,446        |
| Other Income                          | 2.5%          | 71              | 9,000             | 9,225             | 9,456               | 9,692               | 9,935               | 11,240              | 12,717              | 14,388              | 16,279              | 18,418              |
| Vacancy / Concessions / Employee (5%) |               | (403)           | (50,793)          | (51,602)          | (52,892)            | (54,214)            | (55,569)            | (62,872)            | (71,133)            | (80,481)            | (91,057)            | (103,022)           |
| <b>Effective Gross Income</b>         |               | <b>\$ 7,659</b> | <b>\$ 965,067</b> | <b>\$ 989,655</b> | <b>\$ 1,014,396</b> | <b>\$ 1,039,756</b> | <b>\$ 1,065,750</b> | <b>\$ 1,205,799</b> | <b>\$ 1,364,250</b> | <b>\$ 1,543,524</b> | <b>\$ 1,746,356</b> | <b>\$ 1,975,841</b> |
| <b>Expenses</b>                       |               |                 |                   |                   |                     |                     |                     |                     |                     |                     |                     |                     |
| Operating and Maintenance             | 3.5%          | \$ 2,470        | 311,184           | 322,075           | 333,348             | 345,015             | 357,091             | 424,112             | 503,712             | 598,252             | 710,535             | 843,893             |
| Property Taxes                        | 2.0%          | \$ 410          | 51,700            | 52,734            | 53,789              | 54,864              | 55,962              | 61,786              | 68,217              | 75,317              | 83,156              | 91,811              |
| Capital Expenditures & Reserves       | 3.5%          | \$ 250          | 31,500            | 32,603            | 33,744              | 34,925              | 36,147              | 42,931              | 50,989              | 60,559              | 71,925              | 85,424              |
| <b>Total Expenses</b>                 |               | <b>\$ 3,130</b> | <b>\$ 394,384</b> | <b>\$ 407,412</b> | <b>\$ 420,880</b>   | <b>\$ 434,804</b>   | <b>\$ 449,200</b>   | <b>\$ 528,829</b>   | <b>\$ 622,918</b>   | <b>\$ 734,128</b>   | <b>\$ 865,616</b>   | <b>\$ 1,021,128</b> |
| <b>Net Operating Income</b>           |               | <b>\$ 4,529</b> | <b>\$ 570,683</b> | <b>\$ 582,243</b> | <b>\$ 593,516</b>   | <b>\$ 604,952</b>   | <b>\$ 616,551</b>   | <b>\$ 676,969</b>   | <b>\$ 741,333</b>   | <b>\$ 809,397</b>   | <b>\$ 880,740</b>   | <b>\$ 954,713</b>   |
| Debt Service - Tax-exempt Bonds       |               | \$ 3,650        | \$459,909         | \$459,909         | \$459,909           | \$459,909           | \$459,909           | \$459,909           | \$459,909           | \$459,909           | \$459,909           | \$459,909           |
| Debt Coverage Ratio- Tax Exempt Bonds |               |                 | 1.24              | 1.27              | 1.29                | 1.32                | 1.34                | 1.47                | 1.61                | 1.76                | 1.92                | 2.08                |
| <b>Cash Flow after Debt Service</b>   |               |                 | <b>\$ 110,774</b> | <b>\$ 122,334</b> | <b>\$ 133,607</b>   | <b>\$ 145,043</b>   | <b>\$ 156,642</b>   | <b>\$ 217,060</b>   | <b>\$ 281,424</b>   | <b>\$ 349,488</b>   | <b>\$ 420,831</b>   | <b>\$ 494,804</b>   |

## Rent and Income Restrictions

### Mortgage Revenue Bond Program

(20% of units set aside for tenants at or below 50% of area median income)

| Income Restrictions: |               |
|----------------------|---------------|
| <u>Family Size</u>   | <u>Income</u> |
| 1 person             | \$ 18,150     |
| 2 person             | \$ 20,750     |
| 3 person             | \$ 23,350     |
| 4 person             | \$ 25,950     |

| Rent Restrictions: |             |
|--------------------|-------------|
| <u>Unit Size</u>   | <u>Rent</u> |
| 1 Bedroom          | \$ 519      |
| 2 Bedroom          | \$ 584      |

**RESOLUTION NO. 2000-013**

**ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**

ON DATE OF



**DECLARATION OF INTENTION TO  
REIMBURSE EXPENDITURES FROM THE PROCEEDS OF  
TAX-EXEMPT OBLIGATIONS AND DIRECTING CERTAIN ACTIONS**

WHEREAS, the Housing Authority of the City of Sacramento (the "Authority") intends to issue tax-exempt obligations (the "Obligations") for the purpose, among other things, of making a loan to Wedgewood Commons, L.L.C., a Delaware limited liability corporation (the "Developer") the proceeds of which shall be used by the Developer to finance the acquisition, rehabilitation and development of a 126-unit multifamily housing facility located at 941 43<sup>rd</sup> Avenue, Sacramento, California and to be commonly known as the Wedgewood Apartments (the "Project"); and

WHEREAS, United States Income Tax Regulations section 1.103-18 provides generally that proceeds of tax-exempt debt are not deemed to be expended when such proceeds are used for reimbursement of expenditures made prior to the date of issuance of such debt unless certain procedures are followed, among which is a requirement that (with certain exceptions), prior to the payment of any such expenditure, the issuer must declare an intention to reimburse such expenditure; and

WHEREAS, it is in the public interest and for the public benefit that the Authority declare its official intent to reimburse the expenditures referenced herein;

**BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO:**

Section 1. The Authority declares its intention to issue the Obligations for the purpose of paying the costs of financing the acquisition, rehabilitation and development of the Project.

Section 2. The Authority declares that it reasonably expects that a portion of the proceeds of the Obligations will be used for reimbursement of expenditures for the acquisition, rehabilitation and development of the Project that are paid before the date of initial execution and delivery of the Obligations.

Section 3. The maximum amount of proceeds of the Obligations to be used for reimbursement of expenditures for the acquisition, rehabilitation and development of the Project that are paid before the date of initial execution and delivery of the Obligations is not to exceed \$6,750,000.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Section 4. The foregoing declaration is consistent with the budgetary and financial circumstances of the Authority in that there are no funds (other than proceeds of the Obligations) that are reasonably expected to be (i) reserved, (ii) allocated or (iii) otherwise set aside, on a long-term basis, by or on behalf of the Authority, or any public entity controlled by the Authority, for the expenditures for the acquisition and rehabilitation of the Project that are expected to be reimbursed from the proceeds of the Obligations.

Section 5. The Developer shall be responsible for the payment of all present and future costs in connection with the issuance of the Obligations, including, but not limited to, any fees and expenses incurred by the Authority in anticipation of the issuance of the Obligations, the cost of printing any official statement, rating agency costs, bond counsel fees and expenses, underwriting discount and costs, trustee fees and expense, and the costs of printing the Obligations. The payment of the principal, redemption premium, if any, and purchase price of and interest on the Obligations shall be solely the responsibility of the Developer. The Obligations shall not constitute a debt or obligation of the Authority.

Section 6. The law firm of Jones Hall, A Professional Law Corporation, is named as bond counsel to the Authority in connection with the issuance of the Obligations. The fees and expense of bond counsel and any financial advisor employed by the Authority in connection with the issuance of the Obligations are to be paid solely from the proceeds of the Obligations or directly by the Developer.

Section 7. The appropriate officers or staff of the Authority are authorized, for and in the name of and on behalf of the Authority, to make an application to the California Debt Limit Allocation Committee for an allocation of private activity bonds for the financing of the Project.

Section 8. The adoption of this Resolution shall not obligate (i) the Authority to provide financing to the Developer for the acquisition, rehabilitation and development of the Project or to issue the Obligations for purposes of such financing; or (ii) the Authority, or any department of the Authority or the County of Sacramento to approve any application or request for, or take any other action in connection with, any environmental, General Plan, zoning or any other permit or other action necessary for the acquisition, rehabilitation, development or operation of the Project.

Section 9. This resolution shall take effect immediately upon its adoption.

ATTEST:

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_ (11)

**RESOLUTION NO. 2000-120**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

ON DATE OF



**APPROVAL OF ISSUANCE OF BONDS BY THE HOUSING AUTHORITY  
OF THE CITY OF SACRAMENTO ON BEHALF OF THE  
WEDGEWOOD COMMONS, LLC, OR AN ENTITY RELATED THERETO**

WHEREAS, the Housing Authority of the City of Sacramento, a housing authority organized and existing under the laws of the State of California (the "Authority"), purposes to issue multifamily housing revenue bonds (the "Bonds") in an amount not to exceed \$6,750,000 and to lend the proceeds thereof to Wedgewood Commons, LLC a Delaware limited liability company, or an entity related thereto or formed thereby (the "Borrower"), pursuant to a loan or financing agreement by and between the Borrower and the Authority, to be used to provide funds for the acquisition and rehabilitation of an 126-unit multifamily housing facility known as Wedgewood Commons Apartments, located at 941 43<sup>rd</sup> Avenue in Sacramento, California, all to be owned and operated by the Borrower;

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986 requires the issuance of the bonds to be approved by the City Council of the City of Sacramento (the "Council"), as the elected representative of the City of Sacramento, the host jurisdiction of the subject apartment project, after a public hearing has been held following reasonable and proper notice;

WHEREAS, a public hearing was held by the Council on the 21<sup>st</sup> day of March, 2000, following duly published notice, and all persons then desiring to be heard have been heard;

WHEREAS, it is in the public interest and for the public benefit that the Council, as the elected representative of the City of Sacramento, the host jurisdiction of the subject apartment project, to approve the issuance and delivery by the Authority of the Bonds;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:**

Section 1. The City Council of the City of Sacramento hereby finds, determines and declares that issuance by the Authority of the Bonds in the maximum principal amount of \$6,750,000 for the purposes described above is hereby approved.

Section 2. This resolution shall take effect immediately upon its adoption.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_