

3200 Gillham Road URA – Approval of Estoppel Agreement and an Assignment & Assumption Agreement with Exact Acme, LLC (Brian Engel) (Ex. __)

Area Description: The 3200 Gillham Road Urban Renewal Area is generally located at the southwest corner of Linwood Boulevard and Gillham Road at 3200 Gillham Road. The project site is in the City Council’s 4th District.

Project Description: The applicant is Exact Acme, LLC (“Original Redeveloper”), a single-purpose real estate entity created for the acquisition and historic rehabilitation of a two-story building containing approximately 27 apartments and related improvements. The Authority approved property tax abatement and a Redevelopment Contract for the project in 2017 and the Redevelopment Contract was amended in 2018. A Certificate of Tax Abatement was issued upon completion of the project for a tax abatement term 2019-2028.

The Original Redeveloper has requested approval of an Estoppel Affidavit and of an Assignment, Assumption and Amendment of Redevelopment Contract among the Authority, the Original Redeveloper and Acme LLC and 3200 Gillham Road LLC (as 50/50 tenants in common) (collectively, “New Redeveloper”). The Original Redeveloper and the New Redeveloper have entered into a purchase agreement pursuant to which the New Redeveloper intends to acquire the project property. The Original Redeveloper and the New Redeveloper have requested that the LCRA approve an assignment of the Redevelopment Contract to the New Redeveloper, including the remaining tax abatement term. The New Redeveloper will assume the obligations under the Redevelopment Contract to maintain the project property and will enter into a new Funding Agreement pursuant to which the New Redeveloper will pay all of the LCRA’s costs and expenses incurred in connection with such project from the date of the assignment.

ACTION RECOMMENDED:

**APPROVAL OF AN ESTOPPEL
AFFADAVIT FOR THE 3200 GILLHAM
ROAD PROJECT.**

**APPROVAL OF AN ASSIGNMENT,
ASSUMPTION AND AMENDMENT OF
REDEVELOPMENT CONTRACT
AMONG THE AUTHORITY, EXACT
ACME, LLC, AND ACME LOFTS, LLC
AND 3200 GILLHAM ROAD, LLC (AS
50/50 TENANTS IN COMMON) FOR THE
PROJECT IN THE 3200 GILLHAM ROAD
URBAN RENEWAL AREA.**