

Lighthouse Beach Apartments

Fishing F



Lavaca Bay Apartments - +/- 5 acre parcel

Parker St

Omar's Bar

Lonestar RV Park

Sandollar RV Park

Orion Marine Group

Google Earth

Imagery Date: 1/21/2017 28°37'46.88" N 96°37'26.03" W elev 18 ft eye alt 4237 ft

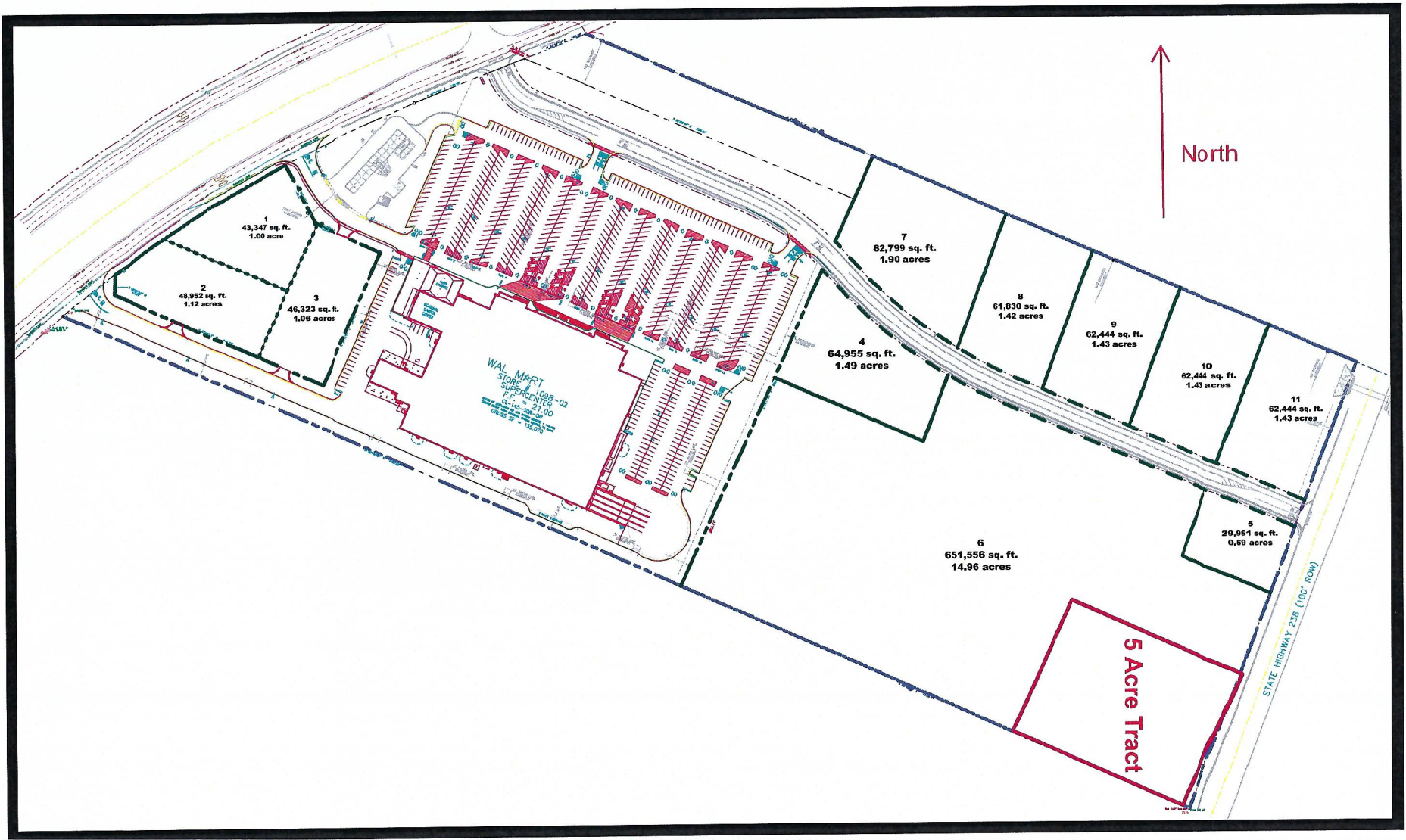
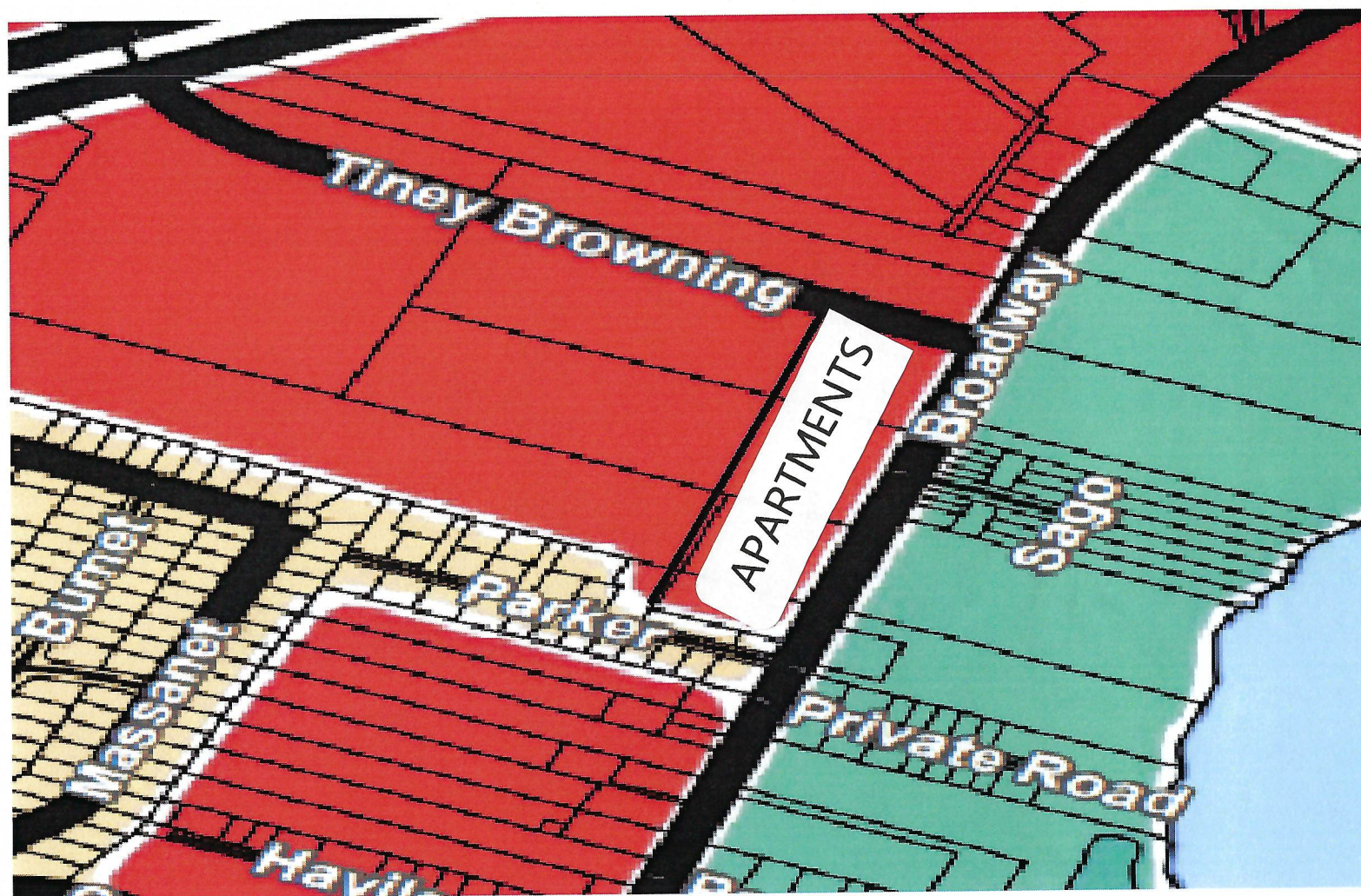


EXHIBIT "A"



jcarpenter@portlavaca.org

From: Jeff Beckler <jbeckler@wilhoitproperties.com>
Sent: Tuesday, January 18, 2022 4:06 PM
To: jcarpenter@portlavaca.org
Subject: RE: Test
Attachments: Zimmerman Exhibit A (003).pdf; Overhead.JPG; Draft Resolution of Support.docx

Hey Jennifer,

Thanks again for returning my call. I've instructed our architect to begin a preliminary site plan for you all, so for now I just have the exhibit we utilized. I've also included an overhead picture attached just for better reference. Sorry for sloppiness on that one, I wanted to get to you quickly.

Attached is the draft resolution of support for TDHCA. Please edit signature blocks if you see fit. Sounds like you are aware, but you'll notice the \$250.00 from the city on reduced fees or permits. That is something the agency likes to see as a "commitment" from the city. That will only apply if we are awarded and close on the property.

We are proposing 60 units of workforce housing for Port Lavaca. I'm really excited about it. I absolutely love the location. Just FYI, I tried to get the Tiney Browning intersection at Broadway, but the seller wasn't entertaining that. I just tell you that in case anyone asks.

It will be a mix of 2 and 3 bedroom units. 50 of the 60 units will be at or below 60% AMI for Calhoun County. The remaining 10 will be market rate units. We will hit a number of income bands for the citizens, which really gives flexibility for all employment. All residents, as you know, will be required to prove income, employment, and credit and criminal background checks. This is not a Section 8 property. Forgive me if you know all of this already, I just wanted to be sure.

Amenities include washer/dryer in each unit, dishwasher in each unit, fitness center, library, computer access, community area, clubhouse, tot lot for kids playground, BBQ area, etc.

As we spoke about before, I will need the resolution of support before March 1 for the application. Also, if it's ok with the city, I'd like to personally come down for the P&Z discussion and the Council meeting. I'd love to walk the site, but more importantly, meet everyone personally. I take the city relationships very seriously, and sometimes Zoom just doesn't do it.

I attached our resolution template that TDHCA requires. Please don't hesitate to call or email me if you require any additional information to get going. As soon as my architect has any draft schematics, you'll be my first email.

Appreciate your time, Jessica,

Jeff

Jeff Beckler | Assistant VP of Development

Zimmerman Properties, LLC



Wilhoit Properties | Zimmerman Properties | Zimmerman Properties Construction
1329 East Lark Street * Springfield, MO 65804