

**Virginia-Highland Civic Association**

Email motion on specific funding requirements for purchase of New Highland Park.

**From:** Pamela Papner <[ppapner@earthlink.net](mailto:ppapner@earthlink.net)>

**Date:** September 17, 2008 8:42:32 PM EDT

**To:** VHCA Board <[board@vahi.org](mailto:board@vahi.org)>

**Subject: Authorization to Sandy d'April and Motion Regarding Purchase of St. Charles Place Lots**

As discussed, please vote on the following Motion for Library Lots, so I can get back to the GLCP. Someone also please second the motion.

**Authorization to Sandy d'April:**

As we agreed, I will let Sandy d'April know she is authorized to offer seller to retain 50% of Earnest Money (\$5,000) in event we do NOT close on Dec. 5th. As discussed, however, she should only offer this *if necessary*. It is believed that Eric should agree to extension without offering anything more, and he should be quite happy in this economic environment to have a buyer. I will summarize our timeline and get that to Sandy so it shows seller we have been proceeding diligently to try to get this loan. We also agreed that Sandy could amend the purchase contract to include closing costs and the 2% administrative fee as part of purchase price, with seller being responsible for those fees at closing. This way, we can get loan to cover 100% of the purchase without the need to put any money down.

The motion is below:

**Motion Regarding Purchase of St. Charles Place Lots**

In order to support our qualification for GLCP Loan, the motion is that the Virginia-Highland Civic Association, Inc. ("VHCA") do the following:

1. The VHCA shall set aside \$60,000 in a Certificate of Deposit or other appropriate account. Said funds shall be designated as a "Debt Reserve Fund" to be used solely for the repayment of the GLCP loan. Said debt reserve fund shall be set aside for the life of the loan or until repayment of the debt, whichever event occurs first.
2. All funds from the VHCA's annual Summerfest radio station sponsorship contract shall be dedicated to repayment of the GLCP debt each year, for the life of the loan or until repayment of the debt, whichever event occurs first.
3. The contract for the purchase of 1076 and 1082 Saint Charles Place shall be amended (increased) to include as much of the following costs as are permitted by the loan program, with Seller to pay all said costs at closing:

\$3,000 - *estimate* for Phase I Environmental Site Assessment (needed before closing)

\$1,500 - Real Estate Due Diligence Costs (MAI Appraisal Fee, already paid by VHCA)

\$6,617 - Recording, Transfer, Title Charges

2% of Final Loan Amount - GEFA Administrative Fee Assessed at Closing

END OF MOTION