

REVENUE BONDS APPLICATION



ECONOMIC DEVELOPMENT
GROWTH ENGINE
FOR MEMPHIS & SHELBY COUNTY

**100 Peabody Place, Suite 1100
Memphis, TN 38103
(901) 341-2100**

Please submit your application online at www.growth-engine.org

APPLICATION FOR REVENUE BONDS

**ECONOMIC DEVELOPMENT GROWTH ENGINE INDUSTRIAL DEVELOPMENT BOARD OF
THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE**

APPLICANT

Company Name: Parkside at Shelby Farms LLC
Company Contact: Bob Turner
Mailing Address: 150 Timber Creek Drive #9
City: Cordova State: TN Zip: 38018
Telephone: 901-755-7708 E-mail: bturner@southernprop.net
Federal Employer Identification Number: [REDACTED]
Applicant's Legal Structure: Limited Liability Company

BOND INFORMATION:

Proposed issue size: \$ 28,000,000 Anticipated Interest Rate 5.00% %

Type of Bond Issue:

Tax-Exempt Industrial Development Bonds X Qualified 501(c)(3) Bonds
Other Private Activity Bonds Taxable Bonds

Public Offering or Private Placement (Circle one)

Proposed rating, if any, and rating agency: NA
Form of credit enhancement, if any: Debt service reserve fund
Minimum Denominations: \$100,000
Designate restrictions on the purchase of the Bonds: QIBs Only

Bond Counsel:

Firm: Butler Snow LLP
Contact: Michael Bradshaw
Address: 6075 Poplar Avenue, Memphis, TN 38119
Phone/Fax: 901-680-7302
Email: michael.bradshaw@butlersnow.com

Underwriter:

Firm: D.A. Davidson & Co.
Contact: Peter Raphael
Address: 227 Monroe St, Chicago, IL 60606
Phone/Fax: 312-525-2776
Email: paphael@dadco.com

Bond Trustee:

Firm: Regions Bank
Contact: Elizabeth Lance
Address: 150 4th Avenue North, Suite 1500
Phone/Fax: 615-770-4362
Email: elizabeth.lance@regions.com

PROJECT LOCATION:

- A. Address: 6678 Mullins Station Road
- B. Tax Parcel Numbers: See attached Source: Shelby Co. Assessor www.assessor.shelby.tn.us
- C. Name of current owner if different from Applicant: JHK LP
- D. Zoning designation: P.D. 15-327
- E. Is parcel in a flood zone? Yes No
- F. Please indicate any utility needs, i.e., electrical, water, and sewer, not already available at the project site. all utilities (electric, water, sewer, gas) will have to be removed and new utilities installed

- G. Does the project produce emissions which would subject it to the jurisdiction of the Tennessee Department of the Environmental? If yes, please specify:
No

- H. Does the project produce sewage industrial effluent, or discharge of any unusual character requiring specialized treatment? If yes, please specify:
No

Project Description:

698 units of multifamily housing and approximately 21,000 sq.ft. of commercial

PROJECT - REAL PROPERTY INVESTMENT:

Real Property

- 1. Own Lease
- 2. Construct New Acquire Existing Renovate Existing
- 3. Sq. ft. built, purchased, or leased _____
- 4. If leasing existing building, Shelby County Assessor's appraised value of that space (% of building leased x total appraised value of building) \$ _____

Personal Property

- 1. New Transfer from Outside of TN

Project

- 1. Manufacturing Warehouse/Distribution Office Other
- 2. Expansion of Existing Memphis/Shelby Co. Facility
 Relocation of Existing Memphis/Shelby Co. Facility New to Memphis/Shelby Co.
 Start-Up

Sources of Funds

Category	Capital Investment
Bond Proceeds	\$ 20,500,000 (net)
Equity	\$ 10,250,000
Other -Construction Loan	\$ 134,800,000
TOTAL	\$ 165,550,000

Use of Funds – Real Property

Category	Capital Investment
Purchase Price of Land	\$ 10,250,000
Purchase Price of Building	\$
New Construction/Site Improvements	\$ 141,941,000
Renovation of Existing Structure	\$
Soft Costs	\$ 13,359,000
TOTAL	\$ 165,550,000

Use of Funds – Personal Property

Category	Capital Investment
Purchase of New M&E/FF&E	\$ (included above)
Transfer of Existing M&E/FF&E	\$
Renovation of Existing M&E/FF&E	\$
Installation & Soft Costs	\$
TOTAL	\$

Employment and Local Impact

Permanent Net New Jobs Created upon completion of Project: 80

Existing Jobs Retained: NA

Estimated Construction Jobs for Project: 1422

Disclosures

List all persons or entities that own or will own a 5% or greater interest in the Applicant or the Project:

Bob Turner, Doug Windham, Brian Bartee, David Amirian

Does the EDGE Board Counsel, Bond Counsel, or any member of the EDGE Board have a direct or indirect ownership in the Applicant or the Project? (If yes, please attach description).

Is any materially significant litigation or administrative action pending or threatened against the Applicant, underwriter, or any person serving as an officer or director of the Applicant or any person or entity owning a 5% or greater interest in the Applicant or the Project? (If yes, please attach description).

Has the Applicant, underwriter, or any person serving as an officer or director of the Applicant or any person or entity owning a 5% or greater interest in the Applicant or the proposed project ever been (a) charged or convicted of any civil or criminal offense regarding or growing out of the issuance, sale, or solicitation for sale of any type of security; (b) the subject of a NASD complaint; or (c) charged or convicted of a felony or misdemeanor involving moral turpitude? (If yes, please attach description).

Has Applicant, or any affiliate of Applicant, ever defaulted on any project financed by tax-exempt bonds? (If yes, please attach description).

Attach or otherwise make available for review by EDGE Staff audited statements for the last three (3) years for the Applicant.

The Applicant represents and warrants that it will use its best good faith efforts to (a) to expend 25% of its construction or rehabilitation budget for contractors, subcontractors, labor and material suppliers with Minority and Women Owned Businesses recognized by the City of Memphis and Locally-Owned Small Businesses recognized by the County of Shelby, Tennessee; and (b) upon completion of the Project, to expend 25% of its annual budget for goods and services with locally-owned minority/women/small businesses.

In addition, the Applicant will use its best good faith efforts to (a) source construction materials and supplies from Shelby County to the maximum extent possible, and (b) source on-going supplies and materials from Shelby County to the maximum extent possible.

This Application is made in order to induce EDGE to grant financial incentives to Applicant. Applicant represents and warrants that the statements contained herein or attached hereto are true and correct to the best of their knowledge and include all information materially significant to EDGE in its consideration of this Application.

Applicant has read and agrees to comply with all requirements of the EDGE Bond Program Policies and Procedures. Applicant specifically agrees to pay all reasonable costs, fees, and expenses incurred by EDGE in connection with this Application, whether or not the financial incentives are granted or the Project is consummated.

Applicant:

Parkside at Shelby Farms LLC

By 

Title: managing member 10/7/21