

CITY OF WILLIAMSPORT, PA RESOLUTION

RESOLUTION # 8505

DATE 12-10-15

TITLE

**RESOLUTION TO APPROVE A SUBORDINATION MORTGAGE OF LIEN
BETWEEN P.J. HOLDING LLC AND THE REDEVELOPMENT AUTHORITY OF THE
CITY OF WILLIAMSPORT**

WHEREAS, the City of Williamsport approved a loan agreement between the City of Williamsport and P.J. Holding LLC by Resolution No. 7637, dated November 26, 2008; and

WHEREAS, the terms of the loan included the following: \$589,500.00 to P.J. Holding LLC for the renovation of the property located at 1307 Park Ave. at an interest rate of 2 percent per annum to be amortized over 20 years with a balloon payment after 15 years; and

WHEREAS, a mortgage between P.J. Holding LLC and the Williamsport Redevelopment Authority was recorded in the Register and Recorder's Office of Lycoming County on April 24, 2009 to secure said loan; and

WHEREAS, P.J. Holding LLC has requested that the City subordinate the above-stated mortgage in favor of the lien of a mortgage between P.J. Holding LLC and Branch Banking & Trust Company in the amount of \$1,150,000; and

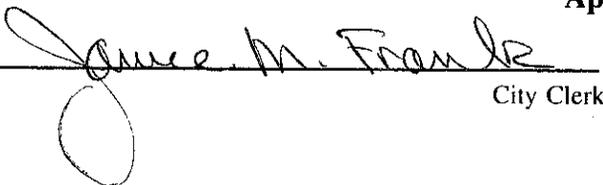
WHEREAS, P.J. Holding must provide a satisfaction piece for the first mortgage from Susquehanna Bank dated February 8, 2007 in the amount of \$1,100,000.00 noting that the mortgage is paid in full; and

WHEREAS, P.J. Holding LLC must provide documentation that property taxes on Parcel No. 66-009-300A and Parcel No. 70-002-511 are paid up to date.

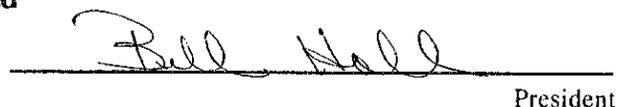
WHEREAS, P.J. Holding LLC will be responsible for all fees associated with the review of this subordination request and for all costs incurred by the City of Williamsport and/or the Williamsport Redevelopment Authority; and

BE IT HEREBY RESOLVED that the necessary and proper officers of the City be authorized to execute the Subordination of Mortgage Lien document.

Approved



City Clerk



President