

H. F. Zimmerman

J. H. Leopold

October 22, 1969

Atlanta Housing Authority - Jonesboro Road Project Ga 6-31

March 10, 1969

Delivered to AHA and HUD Site Plan and Storm Drainage Plan revised to reflect changes agreed upon March 5 in conference at HUD.

March 14, 1969

Delivered to AHA and HUD copies of soil investigation report prepared by Pittsburgh Testing Laboratories.

March 17, 1969

✓ Developer signed Letter of Intent.

✓ March 19, 1969

✓ Developer received fully executed Letter of Intent dated March 18, 1969 in the amount of \$2,958,400, specifying that working plans and specifications should be submitted by June 17, 1969.

April 2, 1969

Advised AHA that finance charges for this project were increased to $8\frac{1}{2}$ percent per annum interest plus 2 percent per annum commitment fee, from 8 percent and 1 percent, respectively, the charges originally quoted and used for estimates to date. Advised AHA that Developer's ability to keep cost of project within the amount mentioned in Letter of Intent will be determined when construction quotations are received on final designs.

April 8, 1969

Entered into formal loan agreement with Trust Company of Georgia covering financing for this project. Charges to be one percent above prime rate, but not less than $8\frac{1}{2}$ percent; plus 2 percent per annum commitment fee.

April 9-10, 1969

Closed acquisition of three parcels of property comprising the site for this project.

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May 8, 1969

Advised AHA that preparation of working drawings and specifications is proceeding and that we plan to make formal submittal during the week of May 26, 1969.

May 28, 1969

Delivered working plans and specifications to AHA and HUD.

June 9, 1969

Interest rate for this project increased to $9\frac{1}{2}$ percent due to 1 percent increase in prime rate.

June 20, 1969

Received AHA comments on drawings and specifications.

June 24, 1969

Received HUD comments on drawings and specifications, including request for a few additional items not covered by Letter of Intent.

July 11, 1969

Delivered drawings and specifications with changes requested by AHA and HUD.

August 4, 1969

Received HUD comments requesting a few more additional items not covered by Letter of Intent.

August 12, 1969

Delivered drawings and specifications with changes requested by HUD.

August 14, 1969

Submitted formal proposal to AHA in amount of \$3,049,744 covering added items plus higher interest cost, with suggestion that contract include provision that any savings in interest cost due to later reduced interest rate be deducted from amount due Developer.

August 29, 1969

Received information from AHA that legal branch of HUD-Atlanta advises higher construction financing charges imposed on Turnkey developers cannot be considered to support an increase in the amount mentioned in Letter of Intent; that the basis for such increase must be design changes requested by AHA or HUD subsequent to the Letter of Intent and/or delay in approval of working drawings and execution of contract of sale as set forth in paragraph 3 of Letter of Intent.

September 1, 1969

Sent letter to AHA advising that the additional work covered by extra items added by HUD in their comments on drawings and specifications caused a delay covered by paragraph 3 of Letter of Intent, and gave calculation showing that the adjustment due for this delay was about equal to the additional financing charges due to increased interest rates.

September 2, 1969

Submitted to AHA contractor's cost breakdown of 11 items added by HUD in their comments received by Developer June 24, 1969 and August 4, 1969.

September 19, 1969

Negotiation conference held at HUD. One of the 11 items of additional work was disallowed; the remaining 10 items were approved in amounts proposed. HUD declined to approve 2 months delay due to changes; instead agreed to accept 4 weeks delay.

HUD agreed to authorize increase in amount mentioned in Letter of Intent to cover 10 items added plus 4 weeks delay, and promised to execute contract of sale by September 26, 1969.

September 24, 1969

Developer signed Contract of Sale in amount of \$3,011,748.

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✓ September 26, 1969

Advised by AHA that Contract of Sale was fully executed this date.

September 27, 1969

Developer sent Contractor letter advising that Contract of Sale had been signed and that work should commence within 10 days following date of receipt of this notice.