



CITY OF TEXARKANA, TEXAS

P.O. Box 1967 TEXARKANA, TX 75504 PHONE 903.798.3900

July 5, 2024

Texas Department of Housing and Community Affairs

Attention: Cody Campbell
221 E. 11th Street
Austin, Texas 78701
Subject: Letter of Support

Dear Mr. Campbell,

The City of Texarkana fully supports the extension of the Development Period and the Waiver of 10 TAC § 13.11 (m) for Hotel Grim (Project ID: MF18454).

The rehabilitation of Hotel Grim has consistently been a top priority for the City of Texarkana. We sought a partner capable of overcoming the challenges and unforeseen circumstances inherent in such an ambitious project, and Cohen-Esrey Development Group has proven to be that partner. Although these challenges have extended the project timeline, Hotel Grim is now in the final stages of completing its transformation into an iconic historic structure.

The City of Texarkana, Texas views the completion of Hotel Grim as a catalyst for the resurgence of Downtown Texarkana. Once completed, Hotel Grim will introduce new apartments and increase population density in the city's core. To facilitate this project, the City has collaborated closely with the Development team, providing additional funds to ensure its success. We have administered an EPA Loan, City Affordable Housing Funds, and a HUD 108 Loan to support the project financially.

In addition to stimulating downtown revitalization, Hotel Grim will address a critical need for affordable housing in Texarkana. The addition of 93 affordable housing units is vital for our community, and the completion and operation of these units are of utmost importance to the City of Texarkana.

The rehabilitation of Hotel Grim holds significant importance for the City of Texarkana, its residents, and local businesses. The Cohen-Esrey Development Group has successfully navigated numerous obstacles throughout this project, consistently supported by the city. Denying the Waiver would substantially compromise the ongoing redevelopment efforts in Downtown Texarkana.

Thank you for considering this request.

Sincerely,


David Orr

City Manager
City of Texarkana, Texas