

**BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

FLETCHER BLACK II, LLC,

Petitioner,

vs.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FHFC Case No.: 2021-008BP

RFA 2020-201

Application No. 2021-127C

RECEIVED

FEB 8 2021 12:11 PM

FLORIDA HOUSING
FINANCE CORPORATION

**FORMAL WRITTEN PROTEST AND
PETITION FOR ADMINISTRATIVE HEARING**

Petitioner, Fletcher Black II, LLC, (“Fletcher Black”), pursuant to section 120.57(3), Florida Statutes (“F.S.”), and Rules 28-110 and 67-60, Florida Administrative Code (“FAC”) hereby files this Formal Written Protest and Petition for Administrative Hearing regarding the review, ranking, scoring and eligibility decisions of Respondent, FLORIDA HOUSING FINANCE CORPORATION (“Florida Housing”) in awarding funding pursuant to Request for Application 2020-201 Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties (the “RFA”). In support of this challenge Fletcher Black provide as follows:

1. Fletcher Black is a Florida limited liability company in the business of providing affordable housing. For purposes of this proceeding Fletcher Black is located at 1022 West 23d Street, Suite 300, Panama City, Florida 32405.

2. Florida Housing is the allocating agency for the State of Florida that was granted the authority to issue the RFA for the purpose of incentivizing construction, redevelopment, rehabilitation or preservation of much needed affordable housing. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301.

3. On August 26, 2020, Florida Housing issued the RFA which offered funding as follows:

SECTION ONE
INTRODUCTION

This Request for Applications (RFA) is open to Applicants proposing the development of affordable, multifamily housing located in the Medium and Small Counties listed in Section Four A.5.a. of the RFA.

Under this RFA, Florida Housing Finance Corporation (the Corporation) expects to have (i) up to an estimated \$15,275,810 of Housing Credits available for award to proposed Developments that are located in Medium Counties and (ii) up to an estimated \$1,453,730 of Housing Credits available for award to proposed Developments that are located in Small Counties.

4. Through the issuance of the RFA, Florida Housing sought to solicit proposals from qualified applicants that would agree to provide affordable housing consistent with the terms and conditions of the RFA, applicable laws, rules, and regulations.

5. On November 5, 2020, Fletcher Black submitted its Application in response to the RFA. Fletcher Black submitted its Application requesting \$1,100,000 in tax credits to construct a 64 unit affordable housing complex in Panama City, Bay County, Florida. In this proposed project the Fletcher Black Applicant is working with the Panama City Housing Authority as a co-developer to address an affordable housing need in Panama City resulting from the devastating effects of Hurricane Michael. Florida Housing received 84 Applications in response to the RFA.

6. On January 12, 2020, the designated Review Committee, as required by the RFA, met and considered the Applications submitted in response to the RFA. The Review Committee was made up of Florida Housing staff. At the meeting the Review Committee members read into the record individual scores for each Application and determined if each Application satisfied all threshold requirements.

7. The Review Committee also made eligibility determinations concerning each submitted Application. Based on the threshold and eligibility determinations and scores, the Review Committee, following the selection criteria of the RFA, recommended allocating funding to selected Applicants. The Review Committee recommended that the Fletcher Black Application be deemed eligible for funding however ineligible for purposes of meeting the criteria for the Local Government Area of Opportunity (“LGAO”) Designation and Goal provided by the RFA. Had Fletcher Black’s Application been deemed eligible for the LGAO Designation and Goal it would have been selected for funding as satisfying the 2nd of 3 designated funding slots for LGAO Priority 1 Applications.

8. On January 22, 2021, Florida Housing's Board of Directors considered and accepted the Review Committee’s ranking, scoring and eligibility determinations.

9. As an Applicant seeking funding through the RFA, Fletcher Black is substantially affected by Florida Housing’s review, scoring, ranking and eligibility determination. The results of this proceeding affects Fletcher Black’s ability to obtain the requested funding through the RFA and could affect the ranking of other applications.

10. Consistent with the primary mission and goal of the RFA, Fletcher Black seeks to construct much needed affordable housing in Panama City, Bay County, Florida. Without the funds provided through the RFA, Fletcher Black on behalf of the Panama City Housing Authority will be unable to provide this much needed housing. Accordingly, Fletcher Black’s substantial interests are affected by the actions taken by Florida Housing.

11. As an unsuccessful Applicant, Fletcher Black on January 27, 2021, timely filed a Notice of Intent to Protest. (See Attachment A) This Written Protest is being timely filed to challenge the eligibility determination made by Florida Housing.

12. As disclosed in the notes of the Review Committee and as discussed orally during the Review Committee meeting, Fletcher Black passed threshold, was deemed eligible for funding, received the maximum points allowed but was not selected for funding. While deemed eligible for funding Fletcher Black was deemed not eligible for purposes of receiving the LGAO Designation and therefore meeting the LGAO Funding Goal established by the RFA at Page 76. This determination appears to be based on the inclusion of two executed LGAO Forms from the City of Panama City each identifying the City of Panama City as a funding commitments source. (See Attachment B)

13. Florida Housing's LGAO eligibility determination is erroneous in that only one LGAO Form was issued by the City of Panama City using its approved process.

14. In addressing the review and scoring issues in the instant case the RFA at Section Four, Page 67 of 146, provides as follows:

Local Government Areas of Opportunity Designation and Goal

a. Qualifications

To qualify for the Local Government Areas of Opportunity Designation and Goal, demonstrate a high level of Local Government interest in the project via an increased amount of Local Government contributions in the form of cash loans and/or cash grants as **Attachment 16**, as outlined below.

Limit on the number of Applications within the same jurisdiction

A proposed Development may only qualify where a jurisdiction (i.e., the county or a municipality) has contributed cash loans and/or cash grants for any proposed Development applying in this RFA in an amount sufficient to qualify for the Local Government Areas of Opportunity Designation. **A Local Government can only contribute to one Application that qualifies for the Local Government Area of Opportunity Designation, regardless of how the contribution is characterized.** Any single jurisdiction may not contribute cash loans and/or cash grants to more than one proposed Development applying for the Local Government Areas of Opportunity Designation. **If multiple Applications demonstrate Local Government Areas of Opportunity Funding from the same jurisdiction and those Applications qualify for the Local Government Areas of Opportunity**

Designation, then all such Applications will be deemed ineligible for the Local Government Areas of Opportunity Designation, regardless of the amount of Local Government Areas of Opportunity Funding or how the contribution is characterized. However, Local Governments may pool contributions to support one Application (i.e., the county and city may provide contribution to the same Development and each Local Government will submit its own form as an Attachment to the Application).

Jurisdictions that contribute to a proposed Development for this Goal and are awarded funding under this RFA may receive a lower funding preference for this same funding Goal in a subsequent Housing Credit RFA cycle.

Local Government Areas of Opportunity Funding

The total amount of permanent funding resources, in the form of cash loans and/or cash grants from Local Government sources will, for purposes of this provision, be considered to be “Local Government Areas of Opportunity Funding.” This funding shall be used for the construction and/or rehabilitation of the proposed Development and shall be paid in full by the local jurisdiction no later than 90 days following the date the proposed Development is placed in-service.

The following will not be considered Local Government Areas of Opportunity Sources of Funding:

- In-kind donations or any other donation of property or assets;
- Waiver or deferral of any fees;
- Contributions from an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of an Applicant or a Developer;
- A contribution from a PHA; or
- Donation of land.

Documentation required to demonstrate Local Government Areas of Opportunity Funding

In order to be eligible to be considered Local Government Areas of Opportunity Funding, the cash loans and/or cash grants must be demonstrated via one or both of the Florida Housing Local Government Verification of Contribution forms (Form Rev. 07-2019), called “Local Government Verification of Contribution – Loan” form and/or the “Local Government Verification of Contribution – Grant” form. The forms must meet the Non- Corporation Funding Proposal requirements outlined in 10.b.(2)(a) above, the qualifying funding must be reflected as a source on the Development Cost Pro Forma, and the applicable form(s) must be provided as **Attachment 16** to the Application. Applications are not required to reflect the value (difference between the face amount and the net present value of the payment streams) on any Local Government Verification forms. If the Applicant qualifies for the Local Government Areas of Opportunity Designation and is awarded funding

under this RFA, regardless of whether the Applicant is awarded under the Local Government Areas of Opportunity Funding Goal or at a different point of the funding selection process, the Applicant must provide and maintain an amount equal to or greater than the minimum qualifying amounts listed in the table below within the permanent sources of financing.

To qualify for the Local Government Areas of Opportunity Designation, the face amounts of any cash loans and/or cash grants shown on the aforementioned Local Government Verification of Contribution forms shall be totaled and the total of these amounts must equal or be greater than the amounts listed in the table below.

Applications of proposed Developments are not required to reflect the value (difference between the face amount and the net present value of the payment streams) on any Local Government Verification forms.

If the total face amounts of any cash loans and/or cash grants shown on the Local Government Verification of Contribution form(s) total less than the amounts listed in the table below, the Application will not qualify for the Local Government Areas of Opportunity Designation.

County Contribution List

Minimum Local Government Areas of Opportunity Designation Funding Amounts	
County Size	Total Amount of Loan(s)/Grant(s)
Medium Large Counties* - Alachua, Brevard, Collier, Escambia, Lake, Lee, Leon, Manatee, Marion, Osceola, Pasco, Polk, Saint Johns, Saint Lucie, Sarasota, Seminole, Volusia	\$460,000
Medium Small Counties** - Bay, Charlotte, Citrus, Clay, Flagler, Hernando, Highlands, Indian River, Martin, Okaloosa, Santa Rosa, Sumter	\$340,000

*Medium Large Counties have populations between 250,001 to 824,999

**Medium Small Counties have populations between 100,001 to 250,000

(emphasis added)

15. At the Review Committee Meeting, Ms. Tracy Willis, the Review Committee member responsible for reviewing and scoring the sections of the Application responding to the LGAO requirements, announced that while both Fletcher Black and Application #2021-074C, Panama Manor, LP (“Panama Manor”) indicated that they qualified for the LGAO Designation Preference and Goal they did not so qualify and accordingly were not eligible for that funding goal.

16. Specifically in her notes, Ms. Willis indicated for both the Fletcher Black and Panama Manor Applications that “Applicant indicated that they qualified, however we received 2 Applications 074C and 127C from the City of Panama City so both were deemed ineligible for the LGAO designation and goal.” Apparently Mrs. Willis based her conclusions on the fact that each Application included at Attachment 16 a LGAO Form signed by representatives of Panama City. (See Attachment B)

17. In its Exhibit A to the RFA Fletcher Black provided the following responses:

Local Government Area of Opportunity

a. Does the documentation provided as Attachment 16 demonstrate that the Application qualifies for the Local Government Areas of Opportunity Goal and the Local Government Areas of Opportunity Basis Boost, as outlined in Section Four, A.11.a. of the RFA?

Yes

The Corporation will determine whether the Local Government Areas of Opportunity Basis Boost and Funding Goal are met using the criteria described in Section Four.

b. Preferences within the Goal

If the proposed Development is eligible for the Local Government Areas of Opportunity Funding Goal and Local Government Areas of Opportunity Basis Boost, select one of the two preferences below that the Application also qualifies for. The criteria is outlined in Section Four, A.11.b. of the RFA.

(1) Preference for Applications selected are for Developments that were submitted but not awarded in RFA 2019-113

(2) Preference for Applications for Developments that were not submitted in RFA 2019-113

(3) The Application does not qualify for either preference.

18. Additionally as required by the RFA to support the above responses Fletcher Black submitted with its Application at Attachment 16 a Florida Housing Finance Corporation Local Government Verification of Contribution Grant Form (“LGAO Form”) in the amount of \$340,000 executed by Mr. Greg Brudnicki, as Mayor of Panama City. The LGAO Form is also approved as to form and correctness by Mr. Nevin Zimmerman, City Attorney. (See Attachment C)

19. Fletcher Black obtained its executed LGAO Form submitted at Attachment 16 by participating in a process established by Panama City to review and approve financial commitments for affordable housing developments including the execution of LGAO Forms.

20. The City’s process included an application, Staff Review of the application and proposed project, an advertised Public Hearing before the Panama City Commission where the Application was considered and ultimately the execution of the LGAO Form by the Mayor and City Attorney. The funding commitment from the City to Fletcher Black was to come from City’s allocation of SHIP/HHRP Funds and to be used for the Fletcher Black proposed project. The approval and executed LGAO Form was obtained on August 25, 2020. Fletcher Black obtained an LGAO Form in the previous year using the same established process. (See Attachment D)

21. Panama Manor, a project also proposed within the city limits of Panama City submitted with its Application at Attachment 16 an LGAO Form executed not by the Mayor and City Attorney but by Mr. Michael Johnson as the Director, Community Development CRA/CDBG/SHIP. The Panama Manor LGAO Form identifies the City of Panama City as the committing local government. (See Attachment E)

22. The Panama Manor LGAO Form was not obtained through the established Panama City process explained above. In obtaining their LGAO Form Panama Manor merely communicated with Mr. Johnson. Upon knowledge and belief while Mr. Johnson is an employee of the City of Panama City he did not have the authority to execute an LGAO Form for the City

outside or independent of the established process. Instead it is believed that Mr. Johnson executed the LGAO Form on behalf of Bay County and not Panama City. In addition to his duties with the City, Mr. Johnson also acts as the SHIP Coordinator for the Bay County by agreement between Panama City and Bay County.

23. Based on knowledge and belief the LGAO Form for Panama Manor prepared by Mr. Johnson should have identified Bay County and not Panama City as the source of the funding commitment. In essence the Panama Manor LGAO Form was committing Bay County SHIP/HHRP funds for the Panama Manor proposed project.

24. Upon knowledge and belief as of the filing of this Petition and consistent with the requirements of the RFA, the facts indicate that only one LGAO Form was issued by Panama City using its established process and committing City funds in the amount of \$340,000 to the Fletcher Black proposed Development. That LGAO Form was executed by the Mayor and Attorney and Panama City only committed to contribute funding to one Application. Accordingly, the Fletcher Black Application should be deemed eligible for the LGAO Designation and Goal and selected for funding..

25. Fletcher Black reserves the right to amend this Petition as necessary.

26. Material Issues in Dispute

- a. Whether Florida Housing's review and actions taken concerning the Fletcher Black Application in response to the RFA was arbitrary or capricious, clearly erroneous or contrary to competition.
- b. Whether Fletcher Black's Application has been appropriately reviewed, ranked, and scored.

WHEREFORE, Fletcher Black requests that a settlement meeting be scheduled and to the extent no settlement is reached a hearing scheduled and ultimately the entry of a Recommended and Final Order determining that Florida Housing's review and scoring of the Fletcher Black

Application was contrary to the RFA specifications and to Florida Housing's governing statutes, rules and policies to such an extent as to be arbitrary, capricious, contrary to competition, and clearly erroneous and finding Fletcher Black's Application eligible for LGAO Preference and Goal and tentatively awarded funding.

Respectfully submitted,

CARLTON, FIELDS

/s/ Michael P. Donaldson

MICHAEL P. DONALDSON

Florida Bar No. 0802761

Post Office Drawer 190

215 S. Monroe St., Suite 500

Tallahassee, Florida 32302

Telephone: 850/224-1585

Facsimile: 850/222-0398

Email: mdonaldson@carltonfields.com

Counsel for Fletcher Black II, LLC

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Administrative Hearing was filed by e-mail with Ana McGlamory, Corporation Clerk, at (CorporationClerk@floridahousing.org), and a copy via email to Hugh Brown, General Counsel, at (Hugh.brown@floridahousing.org), both with the Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301, this 8th day of February 2021.

/s/ Michael P. Donaldson

MICHAEL P. DONALDSON

RECEIVED

ATTORNEYS AT LAW

215 S. Monroe Street | Suite 500
Tallahassee, Florida 32301-1866
P.O. Drawer 190 | Tallahassee, Florida 32302-0190
850.224.1585 | fax 850.222.0398
www.carltonfields.com

Michael Donaldson
850 513-3613 Direct Dial
mdonaldson@carltonfields.com

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FLORIDA HOUSING
FINANCE CORPORATION

Atlanta
Florham Park
Hartford
Los Angeles
Miami
New York
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

January 27, 2021

Florida Housing Finance Corporation
Ana McGlamory, CP, FCP, FRP
Corporation Clerk
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

ELECTRONIC TRANSMISSION

Re: RFA 2020-201 – Housing Credit Financing For Affordable Housing
Developments Located In Medium And Small Counties

Dear Ms. McGlamory:

On behalf of Fletcher Black II, LLC (2021-127C), this letter constitutes a Notice of Intent to Protest (“Notice”) filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110.003 and 67.60.009, Florida Administrative Code, and the RFA.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing’s website on January 22, 2021 at 2:50 p.m. Fletcher Black II, LLC reserves the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes.

Sincerely,

Michael P. Donaldson

Michael P. Donaldson

MPD/rb

cc: Jim Boyd

Carlton Fields, P.A.

Carlton Fields, P.A. practices law in California through Carlton Fields, LLP.

ATTACHMENT A

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Scoring Items	Contributor/ Reporter	2021-054C	2021-055C	2021-056C	2021-057C	2021-058C	2021-059C	2021-060C	2021-061C	2021-062C	2021-063C	2021-064C	2021-065C	2021-066C	2021-067C	2021-068C	
Development Name		Tranquility at Ferry Pass	The Verandas of Punta Gorda II	Villages of New Augustine	Clermont Ridge Senior Villas II	Leah Gardens	Molly Crossing	Aero Vue Crossings	The Fountains at Hidden Lake	Waterside Drive	Spruce Creek Commons	Cardinal Pointe	Madison Grove	Madison Bay	Madison Moor	Sea Salt Pines Apartments	
Points Items																	
10.a.(1) Applicant's Housing Credit Request Amount provided	Tracy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Total Development Cost Per Unit Limitation met (Section Five, A.1.)		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Tie-Breakers																	
Per Unit Construction Funding Preference	Tracy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Leveraging Classification (Item 3, of Exhibit C)		Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority II	Priority II	Priority I	
Florida Job Creation Preference (Item 3 of Exhibit C)	Tracy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Goals																	
11.a. Does the Application qualify for the Local Government Area of Opportunity Funding Goal?	Tracy	N	Y	Y	N	Y	Y	N	Y	N	N	N	Y	Y	N	N	
LGAO Pref [1, 2 or 3]			2	1		1	1		2				1	1			
11.b.(1) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered submitted but not awarded in RFA 2019-113?		N	N	Y	N	Y	Y	N	N	N	N	N	N	N	N	N	N
11.b.(2) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered not submitted in RFA 2019-113?		N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
10.a.(1)(d) If proposed Development will serve the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?		Y	N	N	N	N	N	Y	N	Y	Y	Y	N	N	N	N	
Other																	
Did any Application qualify for the PHA Areas of Opportunity boost, and no other type of HC basis boost? A maximum of one of such Applications will be selected. (Section Four, A.10.a.(1)(c)(vii))	Tracy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
ADDITIONAL INFORMATION:																	
Eligible HC Amount	Tracy	630,000.00	1,183,900.00	1,575,000.00	1,432,814.00	1,540,000.00	1,450,000.00	1,700,000.00	1,699,999.00	1,140,000.00	1,640,000.00	1,680,000.00	1,700,000.00	1,700,000.00	1,700,000.00	1,583,100.00	
Leveraging Amount per Set-Aside	Tracy	133,000.00	129,999.83	130,108.70	116,960.08	121,916.67	122,444.44	133,004.18	129,199.92	137,510.43	124,640.00	123,424.00	125,232.72	125,232.72	125,158.22	135,899.96	
finance scorer will also have to know if Applicant's Corporation Funding per Set-Aside was adjusted during scoring.	Tracy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
LGAO Entity (only 1 app per LGAO allowed)	Tracy		City of Punta Gorda	St.Johns County			Escambia County	Clay County		City of Crystal River			City of St Cloud	City of Holly Hill			

Previous Leveraging Amt PSI

Author:
The applicant submitted an application for 2019-113 and also qualified for the LGAO for 2019-113, therefore it is ineligible for the preference.

Author:
The applicant indicated that they qualified for the LGAO Funding Preference 1, however they did not qualify because the Developer entity disclosed on the Principal Disclosure Form submitted for the proposed Development and the Application submitted in RFA 2019-113 are not identical.

Author:
The applicant indicated that they qualified for the LGAO Funding Preference 1, however they did not qualify because the Developer entity disclosed on the Principal Disclosure Form submitted for the proposed Development and the Application submitted in RFA 2019-113 are not identical.

Scoring Items	2021-069C	2021-070C	2021-071C	2021-072C	2021-073C	2021-074C	2021-075C	2021-076C	2021-077C	2021-078C	2021-079C	2021-080C	2021-081C	2021-082C	2021-083C	
Development Name	River Fox Commons	Arbours at LaBelle	Arbours at Merrilwood Family	Madison Oaks East	Madison Oaks West	Panama Manor	Villas at Academy Place	Grove Manor Phase I	Cypress Garden Apartments	Woodland Park Phase II	Fairway Park	Falcon Trace	Tanager Square	Crest Grove Apartments	Monroe Place	
Points Items																
10.a.(1) Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers																
Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Leveraging Classification (Item 3, of Exhibit C)	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I
Florida Job Creation Preference (Item 3 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Goals																
11.a. Does the Application qualify for the Local Government Area of Opportunity Funding Goal?	N	N	N	Y	Y	N	Y	Y	N	Y	Y	Y	N	N	N	N
LGAO Pref (1, 2 or 3)				1	1	2	2	2		2	2	2				
11.b.(1) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered submitted but not awarded in RFA 2019-113?	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
11.b.(2) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered not submitted in RFA 2019-113?	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	N
10.a.(1)(d) If proposed Development will serve the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	N	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	N	N
Other																
Did any Application qualify for the PHA Areas of Opportunity boost, and no other type of HC basis boost? A maximum of one of such Applications will be selected. (Section Four, A.10.a.(1)(c)(viii))	N	N	Y	N	N	N	N	N	N	Y	N	N	N	N	N	N
ADDITIONAL INFORMATION:																
Eligible HC Amount	1,450,730.00	1,408,300.00	1,700,000.00	1,700,000.00	1,700,000.00	1,700,000.00	1,317,253.00	1,700,000.00	1,375,000.00	1,700,000.00	1,666,900.00	1,680,000.00	1,600,000.00	1,700,000.00	1,700,000.00	1,700,000.00
Leveraging Amount per Set-Aside	146,149.89	133,788.50	129,200.00	125,087.27	117,087.50	151,042.88	114,999.99	121,553.16	145,777.50	125,162.50	131,580.42	115,710.00	170,218.18	111,827.70	131,341.63	131,341.63
finance scorer will also have to know if Applicant's Corporation Funding per Set-Aside was adjusted during scoring.	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
LGAO Entity (only 1 app per LGAO allowed)				City of Ocala	Marion County	City of Panama City	Seminole County	City of Lake Wales		City of Gainesville	Haines City	Osceola County				

Previous Leveraging Amt PSU

Author:
The applicant indicated that they qualified for the LGAO Funding Preference 1, however they did not qualify because the Developer entity disclosed on the Principal Disclosure Form submitted for the proposed Development and the Application submitted in RFA 2019-113 are not identical.

Author:
The applicant indicated that they qualified for the LGAO Funding Preference 1, however they did not qualify because the Developer entity disclosed on the Principal Disclosure Form submitted for the proposed Development and the Application submitted in RFA 2019-113 are not identical.

Author:
Applicant indicated they qualified for the LGAO Funding Goal, however we received 2 applications 074C & 127C from the City of Panama City so both were deemed ineligible for the LGAO designation, goal, and preference.

Author:
This also removed the basis boost for this application resulting in a change to LPSAU from \$131,341.63 to \$151,042.88.

Scoring Items	2021-084C	2021-085C	2021-086C	2021-087C	2021-088C	2021-089C	2021-090C	2021-091C	2021-092C	2021-093C	2021-094C	2021-095C	2021-096C	2021-097C	2021-098C
Development Name	Hayden Place Apartments	Creekside Apartments	Jacaranda Terrace	Banyan Hammock Apartments	Banyan East Town Apartments	Cardinal Gardens	Blue Sky Landing II	Westover Senior Housing	Corry Family Housing	Harmony at DeFuniak Springs	Venice Pointe	St. Peter Claver Place Phase I	Casa San Juan Diego	Cedar Cove	Pinnacle at the Wesleyan
Points Items															
10.a.(1) Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers															
Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Leveraging Classification (Item 3, of Exhibit C)	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority II	Priority I
Florida Job Creation Preference (Item 3 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Goals															
11.a. Does the Application qualify for the Local Government Area of Opportunity Funding Goal?	N	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	N
LGAO Pref (1, 2 or 3)			1				1							2	
11.b.(1) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered submitted but not awarded in RFA 2019-113?	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N
11.b.(2) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered not submitted in RFA 2019-113?	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
10.a.(1)(d) If proposed Development will serve the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	N	Y	Y	Y	N	Y	N	N	N	N	N	N	N	N	Y
Other															
Did any Application qualify for the PHA Areas of Opportunity boost, and no other type of HC basis boost? A maximum of one of such Applications will be selected. (Section Four, A.10.a.(1)(c)(viii))	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ADDITIONAL INFORMATION:															
Eligible HC Amount	1,650,000.00	1,700,000.00	1,700,000.00	1,700,000.00	1,700,000.00	1,700,000.00	1,675,000.00	1,238,217.00	1,700,000.00	1,400,000.00	1,650,000.00	1,650,000.00	1,400,000.00	1,700,000.00	1,699,000.00
Leveraging Amount per Set-Aside	130,246.38	133,814.29	117,087.50	107,666.67	154,770.83	115,357.14	126,253.79	126,836.49	91,722.14	133,000.00	122,870.98	74,603.78	107,610.30	117,087.50	134,504.17
finance scorer will also have to know if Applicant's Corporation Funding per Set-Aside was adjusted during scoring.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
LGAO Entity (only 1 app per LGAO allowed)			Charlotte County				St. Lucie County							Manatee County	
<i>Previous Leveraging Amt PSU</i>															

Scoring Items	2021-099C	2021-100C	2021-101C	2021-102C	2021-103C	2021-104C	2021-105C	2021-106C	2021-107C	2021-108C	2021-109C	2021-110C	2021-111C	2021-112C	2021-113C	2021-114C
Development Name	Southview Estates	Oak Vista Estates	Peregrine Court	Meadow Park	The Pointe at Blairstone	Magnolia Family II	Magnolia Senior	Bayside Gardens	Bayside Breeze	Swan Landing	Grande Park Apartments	Highland Park Apartments	RIVERVIEW6	Woodlock Manor	Plinnacle at Hammock Springs	Royal Palm Place
Points Items																
10.a.(1) Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) - Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers																
Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Leveraging Classification (Item 3, of Exhibit C)	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority II	Priority I	Priority I
Florida Job Creation Preference (Item 3 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Goals																
11.a. Does the Application qualify for the Local Government Area of Opportunity Funding Goal?	N	N	N	N	N	N	Y	N	N	Y	N	N	Y	N	Y	Y
LGAO Pref [1, 2 or 3]																
11.b.(1) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered submitted but not awarded in RFA 2019-113?	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
11.b.(2) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered not submitted in RFA 2019-113?	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	Y	N
10.a.(1)(d) If proposed Development will serve the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	N	Y	N	Y	Y	N	N	N	N	Y	Y	N	Y	N	N	N
Other																
Did any Application qualify for the PHA Areas of Opportunity boost, and no other type of HC basis boost? A maximum of one of such Applications will be selected. (Section Four, A.10.a.(1)(c)(viii))	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y
ADDITIONAL INFORMATION:																
Eligible HC Amount	888,000.00	1,669,740.00	1,640,000.00	1,260,000.00	1,674,000.00	1,700,000.00	1,700,000.00	1,675,000.00	1,700,000.00	1,700,000.00	1,699,900.00	1,480,000.00	1,699,990.00	900,000.00	1,700,000.00	1,700,000.00
Leveraging Amount per Set-Aside	134,976.00	141,000.27	124,640.00	130,173.75	138,286.96	93,871.88	109,232.73	137,544.49	143,703.20	127,731.82	134,575.42	134,522.92	128,286.42	106,565.22	134,583.33	93,574.17
Finance scorer will also have to know if Applicant's Corporation Funding per Set-Aside was adjusted during scoring	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
LGAO Entity (only 1 app per LGAO allowed)													City of Bradenton		City of Lynn Haven	City of Fort Myers

Previous Leveraging Amt PSI

Author:
The applicant indicated qualified for the LGA Funding Preference. However, the applicant submitted an application for 2019-113 and did not qualify for the LGA 2019-113, therefore ineligible for the LGA Funding Preference.

Scoring Items	2021-115C	2021-116C	2021-117C	2021-118C	2021-119C	2021-120C	2021-121C	2021-122C	2021-123C	2021-124C	2021-125C	2021-126C	2021-127C	2021-128C	2021-129C	
Development Name	Carlsbrooke Terrace	The Preserve at Tamiami	Warwick Commons	Griffin Lofts	Alto at Hacienda Lakes	Madison Brook	Village Retreat	Princeton Place	Benschley Manor	Bayonet Gardens	Veranda Estates	The Commons at Speer Village Phase II	Fletcher Black II	Madison Palms	Huntington Place	
Points Items																
10.a.(1) Applicant's Housing Credit Request Amount provided.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Tie-Breakers																
Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Leveraging Classification (Item 3, of Exhibit C)	Priority I	Priority I	Priority I	Priority I	Priority I	Priority II	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I
Florida Job Creation Preference (Item 3 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Goals																
11.a. Does the Application qualify for the Local Government Area of Opportunity Funding Goal?	N	Y	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N
LGAO Pref [1, 2 or 3]		1				2				1						
11.b.(1) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered submitted but not awarded in RFA 2019-113?	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	N	N
11.b.(2) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered not submitted in RFA 2019-113?	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
10.a.(1)(d) If proposed Development will serve the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	N	N	Y	N	Y	N	N	Y	N	N	N	N	N	Y	Y	Y
Other																
Did any Application qualify for the PHA Areas of Opportunity boost, and no other type of HC basis boost? A maximum of one of such Applications will be selected. (Section Four, A.10.a.(1)(c)(vii))	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
ADDITIONAL INFORMATION:																
Eligible HC Amount	1,699,980.00	1,700,000.00	1,700,000.00	1,595,000.00	1,698,000.00	1,700,000.00	1,315,000.00	1,600,000.00	1,699,990.00	1,700,000.00	1,659,830.00	1,128,936.00	1,100,000.00	1,700,000.00	965,000.00	
Leveraging Amount per Set-Aside	130,668.11	105,073.30	140,505.00	129,715.11	116,949.75	117,087.50	143,247.33	135,320.91	140,504.17	95,852.31	134,000.11	149,290.50	121,481.25	107,666.67	138,708.26	
finance scorer will also have to know if Applicant's Corporation Funding per Set Aside was adjusted during scoring	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
LGAO Entity (only 1 app per LGAO allowed)		Collier County				Alachua County				Pasco County			Panama City			

Previous Leveraging Amt PSU

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Author:
The PNC Bank loan commitment letter does not match the development name and applicant name, therefore is not used which results in a funding shortfall.

Author:
Applicant indicated they qualified, however we received 2 applications 074C & 127C from the City of Panama City so both were deemed ineligible for the LGAO designation and goal

Scoring Items	2021-130C	2021-131C	2021-132C	2021-133C	2021-134C	2021-135C	2021-136C	2021-137C	COUNT
Development Name	Arbours at Crestview	Tranquility at Lakeland	The Reserve at Malibu Point	Cypress Point Estates	The Lakes at Royal Palm	Oakleaf Villas	Rosemary Place	Pine Island Pointe	
Points Items									
10.a.(1) Applicant's Housing Credit Request Amount provided	Y	Y	Y	Y	Y	Y	Y	Y	0
10.c. Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses	Y	Y	Y	Y	Y	Y	Y	Y	1
Total Development Cost Per Unit Limitation met (Section Five, A.1.)	Y	Y	Y	Y	Y	Y	Y	Y	0
Tie-Breakers									
Per Unit Construction Funding Preference	Y	Y	Y	Y	Y	Y	Y	Y	0
Leveraging Classification (Item 3, of Exhibit C)	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	Priority I	
Florida Job Creation Preference (Item 3 of Exhibit C)	Y	Y	Y	Y	Y	Y	Y	Y	0
Goals									
11.a. Does the Application qualify for the Local Government Area of Opportunity Funding Goal?	N	N	N	N	N	N	N	N	25
LGAO Pref [1, 2 or 3]									
11.b.(1) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered submitted but not awarded in RFA 2019-113?	N	N	N	N	N	N	N	N	8
11.b.(2) If the Application qualifies for the Local Government Areas of Opportunity Funding Goal, does the Application meet the criteria to be considered not submitted in RFA 2019-113?	N	N	N	N	N	N	N	N	11
10.a.(1)(d) If proposed Development will serve the Family Demographic, does the Application qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Y	Y	Y	Y	Y	N	Y	Y	33
Other									
Did any Application qualify for the PHA Areas of Opportunity boost, and no other type of HC basis boost? A maximum of one of such Applications will be selected. (Section Four, A.10.a.(1)(c)(vii))	N	N	N	N	N	N	N	N	
ADDITIONAL INFORMATION:									
Eligible HC Amount	1,656,000.00	1,680,020.00	1,655,000.00	1,495,000.00	1,635,000.00	1,036,074.00	1,175,000.00	1,699,000.00	
Leveraging Amount per Set-Aside	131,100.00	133,001.58	130,272.14	130,065.00	130,248.43	124,554.93	124,027.78	146,731.82	
finance scorer will also have to know if Applicant's Corporation Funding per Set-Aside was adjusted during scoring.	N	N	N	N	N	N	N	N	1
LGAO Entity (only 1 app per LGAO allowed)									11

Previous Leveraging Amt PSU

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: Fletcher Black II

Development Location: W. 11th St., SE of the eastern most corner of Bob Sikes Drive and W. 11th Street, Panama City, FL
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Panama City commits \$ 340,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

The source of the grant is: SHIP/HHRP
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature 

Greg Brudnick
Print or Type Name
Mayor of Panama City

Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

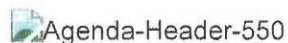
If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

(Form Rev. 07-2019)

APPROVED AS TO FORM AND CORRECTNESS:

Nevin J. Zimmerman, City Attorney
Burke Blue P.A.



AGENDA
CITY COMMISSION MEETING
August 25, 2020
8:00 a.m.

1. Opening Prayer with City Attorney Nevin Zimmerman.
2. Pledge of Allegiance to the Flag.
3. Roll Call and Approval of Minutes for the August 11, 2020 City Commission Meeting.

Documents:

08.11.20 MINUTES.PDF

4. Mayor's Report
 - 4.a. U.S. Representative John Lewis Proclamation.
 - 4.b. First Notice of upcoming appointment to the Downtown Improvement Board.

Documents:

08-25.20 DIB MEMO.PDF

- 4.c. Recognition of the Council on Aging.
5. Audience Participation
6. City Attorney
 - 6.a. Ratification of Extensions to the Declaration of State of Emergency due to Hurricane Michael.

Documents:

SENT LETTER RE THIRTY-SIXTH EXTENSION OF EMERGENCY DECLARATION
08-20-2020.PDF

- 6.b. Ratification of Extensions to the Declaration of State of Emergency due to COVID-19.

Documents:

SENT LETTER RE ELEVENTH EXTENSION OF COVID-19 EMERGENCY
DECLARATION 08-20-20.PDF

- 6.c. TEFRA Hearing for Palm Bay Education Group loan and accompanying Resolution 20200825.1.

Documents:

LETTER TO COMMISSION RE PALM BAY ACADEMY NOTE RESOLUTION AND
TEFRA HEARING 8.21.20.PDF
EMAIL FROM CARLA LOVETT PALM BAY ACADEMY WITH ARTIST RENDERINGS
AND SCHOOL RESOLUTION.PDF
DRAFT RESOLUTION NO. 20200825.1 WITH EXHIBITS 8.27.20.PDF

- 6.d. First reading of Ordinance 2752 considering imposition of Nuisance Abatement Special Assessment.

ATTACHMENT D

Documents:

ORD 2752 NUISANCE ABATEMENT ASSESSMENT.PDF
CORRECTED DRAFT INITIAL RESOLUTION FOR AUG 25TH.PDF

- 6.e. Consideration of purchase of Truesdell Memorial Hall from the St. Andrews Civic Club and approval of Budget Amendment Resolution 20200825.3 in the amount of \$60,000.00.

Documents:

SETTLEMENT AGREEMENT - ST. ANDREW CIVIC CLUB.PDF
FY 2020 BUDGET AMENDMENT RESOLUTION 20-13.PDF

- 6.f. Consideration to approve Baker Donelson engagement letter and Burke Blue Task Order related to Hurricane Michael.

Documents:

LETTER TO PC COMMISSION RE BAKER DONELSON AND BURKE BLUE
CONTRACTS.PDF

- 6.g. First Reading and Public Hearing of Ordinance 2751 allowing for the imposition of Fire Assessments.

Documents:

FIRE SERVICE ASSESSMENT ORDINANCE 2751.PDF

7. City Clerk

- 7.a. Consideration of extension of audit contract with Tipton, Marler, Garner, & Chastain.

Documents:

AUDIT ENGAGEMENT LETTER 8.25.20.PDF
CITY ENGAGEMENT LETTER.PDF

8. Unfinished Business

- 8.a. Final reading of Ordinance 2746.1 amending the Future Land Use Map of the City to reflect a land use designation of Urban Residential for the property located at Parcel ID 14197-000-000.

Documents:

AGENDA REQUEST ORD 2746.1.PDF

- 8.b. Final reading of Ordinance 2746.2 amending the Zoning Map of the City to reflect a zoning designation of Urban Residential 2, UR-2, for the property located at Parcel ID 14197-000-000.

Documents:

AGENDA REQUEST ORD 2746.2.PDF

- 8.c. Final reading of Ordinance 2747.1 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for the property located at Parcel ID 22290-000-000.

Documents:

AGENDA REQUEST ORD 2747.1.PDF

- 8.d. Final reading of Ordinance 2747.2 amending the Zoning Map of the City to reflect a zoning designation of Mixed Use 3, MU-3, for the property located at Parcel ID 22290- 000-000.

Documents:

AGENDA REQUEST ORD 2747.2.PDF

- 8.e. Final reading of Ordinance 2748.1 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for the property located at 317 Sherman Ave.

Documents:

AGENDA REQUEST ORD 2748.1.PDF

- 8.f. Final reading of Ordinance 2748.2 amending the Zoning Map of the City to reflect a zoning designation of Mixed Use 3, MU-3, for the property located at 317 Sherman Ave.

Documents:

AGENDA REQUEST ORD 2748.2.PDF

- 8.g. Final reading of Ordinance 2749.1, voluntary annexation of 1.299 acres of property located at Parcel ID 11743-030-000.

Documents:

AGENDA REQUEST ORD 2749.1.PDF

- 8.h. Final reading of Ordinance 2749.2, amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for the property located at Parcel ID 11743-030-000.

Documents:

AGENDA REQUEST ORD 2749.2.PDF

- 8.i. Final reading of Ordinance 2749.3 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2, GC-2, for the property located at Parcel ID 11743-030-000.

Documents:

AGENDA REQUEST ORD 2749.3.PDF

- 8.j. Final reading of Ordinance 2750 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2, GC-2 for the property located at 2200 E 11th St.

Documents:

AGENDA REQUEST ORD 2750.PDF

9. City Manager

- 9.a. Consideration of approval of land lease agreement with The St. Joe Company for the Panama City Marina and Public Hearing.

Documents:

LETTER RE PROPOSED LEASE WITH ST. JOE FOR MARINA HOTEL AND RESTAURANT 8.6.20.PDF
CLEAN MARINA LEASE WORKING DRAFT 07.15.2020 (WITH EXHIBITS).PDF

- 9.b. Consideration of a \$340,000.00 financial commitment to the Panama City Housing Authority to assist with their application for funding from the Florida Housing Finance Corporation.

Documents:

AGENDA ITEM - PC HOUSING AUTHORITY.PDF

LOCAL-GOVERNMENT-VERIFICATION-OF-CONTRIBUTION---GRANT-FORM-FB II
081720.PDF

- 9.c. Ratification of Access Agreement with Florida DEP and GHD to conduct groundwater monitoring on City property located at 101 W. Beach Drive, 1 Harrison Avenue, and 440 Grace Avenue.

Documents:

AGENDA FORM AND BACKUP - GHD GROUNDWATER MONITORING ON CITY PROPERTY 082520.PDF

- 9.d. Consideration of approval of Task Order to DRMP for professional services for a Stormwater Management Study in the amount of \$197,000.00.

Documents:

AGENDA FORM AND BACKUP - DRMP STORMWATER STUDY - CANDLEWICK, VENETIAN, STANFORD, JENKS 082520.PDF

- 9.e. Consideration of approval to purchase two lift station bypass pumps from Xylem in the amount of \$100,559.96.

Documents:

AGENDA FORM - XYLEM - LIFT STATION PUMPS 062320.DOC
BACKUP - XYLEM - BYPASS PUMP QUOTES 082520.PDF

- 9.f. Consideration of conceptual approval of the proposed Park Villas project on the former Buccaneer Motel site at 711 W. Beach Drive.

Documents:

2020-08 PARK VILLAS AGENDA ITEM REQUEST.PDF
2020-08 PARK VILLAS BUCCANEER.PDF

- 9.g. Update on Glenwood, Millville, and St. Andrews Neighborhood Plans.

10. Adjournment.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the City's Human Resources Department prior to the proceeding at telephone (850) 872-3014 for assistance; if hearing impaired, telephone (850) 872-3028 (TDD) for assistance. If a person decides to appeal any decision by the City Commission with respect to any matter considered at this meeting, he or she will need a record of the proceeding and for such purpose, he or she may need to insure that a verbatim record of the proceeding is made, which record needs to include the testimony and evidence upon which the appeal is to be based. (286.015) The Agenda and supporting documentation is available on the City's website on Monday afternoon preceding the regularly scheduled Tuesday City Commission meeting.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: Fletcher Black II

Development Location: W. 11th St., SE of the eastern most corner of Bob Sikes Drive and W. 11th Street, Panama City, FL
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Panama City commits \$ 340,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

The source of the grant is: _____
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

_____ Signature	Greg Brudnicki _____ Print or Type Name Mayor of Panama City _____ Print or Type Title
--------------------	---

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

8/25/2020 - Minutes

1. Opening Prayer with City Attorney Nevin Zimmerman.

2. Pledge of Allegiance to the Flag.

3. Roll Call and Approval of Minutes for the August 11, 2020 City Commission Meeting.

Interim City Clerk Brandy Waldron called the roll with the following members present: Mayor Greg Brudnicki, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, and Billy Rader. Also present: City Manager Mark McQueen and City Attorney Nevin Zimmerman.

Commissioner Rader moved to approve the minutes for the August 11, 2020 City Commission Meeting as presented. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

Commissioner Rader moved to withdraw Item 9.d. from the agenda and postpone Items 8.e. and 8.f. until the October 13, 2020 City Commission Meeting. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

4. Mayor's Report

4.a. U.S. Representative John Lewis Proclamation.

Mayor Brudnicki read a Proclamation honoring the late U.S. Representative John Lewis. Artist Ricky Steele dedicated a portrait commissioned by George Smith and Paul Hunt to the City of Panama City to honor Representative Lewis' legacy.

4.b. First Notice of upcoming appointment to the Downtown Improvement Board.

Mayor Brudnicki gave notice of a position on the Downtown Improvement Board for an unexpired term that will expire on September 8, 2022.

4.c. Recognition of the Council on Aging.

Commissioner Nichols read a Proclamation recognizing Beth Collette, Executive Director, Council on Aging, for 39 years of service and presented her with the Key to the City.

5. Audience Participation

Derek Thomas, 1100 W. 10th Street; Alvin Peters, 25 E. 8th Street; Jo Faucheux, 1211 W. 28th Place; and Julian Williams, 718 S. Bay Avenue; addressed the Commission.

6. City Attorney

6.a. Ratification of Extensions to the Declaration of State of Emergency due to Hurricane Michael.

Commissioner Rader moved to approve Hurricane Michael State of Emergency Declarations No. 96 and No. 97. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

6.b. Ratification of Extensions to the Declaration of State of Emergency due to COVID-19.

Commissioner Brown moved to approve COVID-19 State of Emergency Declarations No. 22 and No. 23. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

6.c. TEFRA Hearing for Palm Bay Education Group loan and accompanying Resolution 20200825.1.

City Attorney Zimmerman continued: "The City Commission intends to adopt a resolution approving, among other things, the issuance by the City of the Tax-Exempt Notes for purposes of Section 147(f) of the Code. Under the Code and the regulations promulgated thereunder, approval of the issuance of the Tax-Exempt Notes by the City Commission as the "applicable elected representative" is a condition precedent to the interest on the Tax-Exempt Notes being exempt from federal income taxation.

Hearing no further business concerning this matter, I will close the public hearing."

Commissioner Haligas moved to approve Resolution 20200825.1 as presented. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 6.d. First reading of Ordinance 2752 considering imposition of Nuisance Abatement Special Assessment. The Ordinance was read as a first reading by title only as shown below:

ORDINANCE NO. 2752

AN ORDINANCE RELATING TO THE RECOVERY OF NUISANCE ABATEMENT COSTS IN THE CITY OF PANAMA CITY, FLORIDA; AUTHORIZING THE IMPOSITION AND COLLECTION OF NUISANCE ABATEMENT ASSESSMENTS AGAINST PROPERTY THROUGHOUT THE CITY WHEN NUISANCE ABATEMENT BECOMES NECESSARY; PROVIDING CERTAIN DEFINITIONS; ESTABLISHING THE PROCEDURES FOR IMPOSING AND COLLECTING NUISANCE ABATEMENT ASSESSMENTS; PROVIDING THAT NUISANCE ABATEMENT ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY EQUAL IN RANK AND DIGNITY WITH THE LIENS OF ALL STATE, COUNTY, DISTRICT, OR MUNICIPAL TAXES AND ASSESSMENTS AND SUPERIOR IN DIGNITY TO ALL OTHER PRIOR LIENS, MORTGAGES, TITLES, AND CLAIMS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- 6.e. Consideration of purchase of Truesdell Memorial Hall from the St. Andrews Civic Club and approval of Budget Amendment Resolution 20200825.3 in the amount of \$60,000.00. Attorney Cliff Higby gave a brief summary of the settlement agreement between the City and the St. Andrews Civic Club.

Commissioner Rader moved to approve the settlement agreement as presented and accompanying Budget Amendment Resolution 20200825.3. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Resolution was read by title only as shown below:

RESOLUTION NO. 20200825.3

A RESOLUTION PROVIDING FOR THE AMENDMENT OF THE APPROVED FISCAL YEAR 2019-2020 BUDGET FOR THE PURCHASE OF PROPERTY AT 2629 W 10TH STREET.

- 6.f. Consideration to approve Baker Donelson engagement letter and Burke Blue Task Order related to Hurricane Michael. Commissioner Nichols moved to approve the Baker Donaldson engagement letter and Burke Blue Task Order related to Hurricane Michael. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.
- 6.g. First Reading and Public Hearing of Ordinance 2751 allowing for the imposition of Fire Assessments. Randy Richbourg, 3909 W. 16th Street; and Jerry Prater, 944 Agnes Scott Circle; addressed the Commission.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF GENERAL COMMERCIAL FOR A PARCEL OF PROPERTY LOCATED AT PARCEL ID 11743-030-000, PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.i. Final reading of Ordinance 2749.3 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2, GC-2, for the property located at Parcel ID 11743-030-000. Commissioner Brown moved to approve Ordinance 2749.3, amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2, GC-2, for the property located at Parcel ID 11743-030-000. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by title only as shown below:

ORDINANCE NO. 2749.3

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT PARCEL ID 11743-030-000, PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 1.299 ACRES, GENERAL COMMERCIAL 2, GC2, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.j. Final reading of Ordinance 2750 amending the Zoning Map of the City to reflect a zoning designation of General Commercial-2, GC-2 for the property located at 2200 E 11th St. Robert Sims, 200 E. 11th Street, addressed the Commission.

Commissioner Brown moved to approve Ordinance 2750, amending the Zoning Map of the City to reflect a zoning designation of General Commercial, GC-2, for the property located at 2200 E 11th St. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

The Ordinance was read as a final reading by title only as shown below:

ORDINANCE NO. 2750

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 2200 E 11th ST, PANAMA CITY, FLORIDA, HAVING APPROXIMATELY .248 ACRES, GENERAL COMMERCIAL 2, GC-2, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

9. City Manager

- 9.a. Consideration of approval of land lease agreement with The St. Joe Company for the Panama City Marina and Public Hearing.

Commissioner Haligas moved to approve the land lease agreement with The St. Joe Company for the Panama City Marina and to authorize the Mayor to execute. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 9.b. Consideration of a \$340,000.00 financial commitment to the Panama City Housing Authority to assist with their application for funding from the Florida Housing Finance Corporation.

Commissioner Nichols moved to approve a \$340,000.00 financial commitment to the Panama City Housing Authority to assist with their application for funding from the Florida Housing Finance Corporation. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 9.c. Ratification of Access Agreement with Florida DEP and GHD to conduct groundwater monitoring on City property located at 101 W. Beach Drive, 1 Harrison Avenue, and 440 Grace Avenue.

Commissioner Nichols moved to ratify an Access Agreement with Florida DEP and GHD to conduct

groundwater monitoring on property located at 101 W. Beach Drive, 1 Harrison Avenue, and 440 Grace Avenue. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 9.d. Consideration of approval of Task Order to DRMP for professional services for a Stormwater Management Study in the amount of \$197,000.00.
Item 9.d. was removed from the agenda.

- 9.e. Consideration of approval to purchase two lift station bypass pumps from Xylem in the amount of \$100,559.96.
Commissioner Nichols moved to approve purchase of two lift station bypass pumps from Xylem in the amount of \$100,559.96. On a roll call vote, Commissioners Mike Nichols, Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - none. The City Clerk certified the motion passed by a 5-0 vote.

- 9.f. Consideration of conceptual approval of the proposed Park Villas project on the former Buccaneer Motel site at 711 W. Beach Drive.
Tom Murphy, MackMurphy Holdings, LLC, and Victoria Williams, Architect, VBA Designs, spoke on behalf of the developer.

The Commission discussed current parking space code requirements and the impact on the proposed conceptual design.

Commissioner Haligas moved to approve the conceptual design of the proposed Park Villas project on the former Buccaneer Motel site at 711 W. Beach Drive subject to meeting parking space requirements or revising the Development Order for the project. On a roll call vote, Commissioners Jenna Haligas, Kenneth E. Brown, Billy Rader, and Mayor Brudnicki voted "YEA". "NAYS" - Commissioners Mike Nichols. The City Clerk certified the motion passed by a 4-1 vote.

- 9.g. Update on Glenwood, Millville, and St. Andrews Neighborhood Plans.
City Manager McQueen announced that an Open House would be held at City Hall on August 31st, September 1st, and September 2nd from 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 7:00 p.m.

10. Adjournment.

There being no further business, the meeting was adjourned at 10:30 a.m.

Attachment

14

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: Fletcher Black II

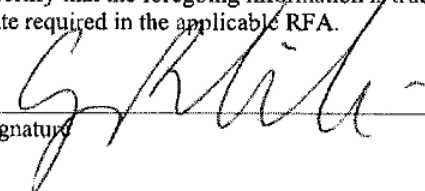
Development Location: W. 11th St., SE of the easternmost corner of Bob Sikes Dr. and W. 11th St., Panama City, FL
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Panama City commits \$ 354,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

The source of the grant is: Panama City Government Funds
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature: 

Greg Brudnicki
Print or Type Name
Mayor of City of Panama City
Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: Panama Manor
712 College Ave

Development Location: Panama City, FL 32401

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of Panama City commits \$ 340,000.00 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

SHIP/HHRP

The source of the grant is: _____
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.



Signature

Michael Johnson

Print or Type Name
Director, Community Development/CRA/CDBG/SHIP

Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

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