

BREVARD COUNTY HOUSING FINANCE AUTHORITY

4420 South Washington Avenue
Titusville, Florida 32780
(321) 264 - 0334 Phone
(321) 269 - 6840 Fax

MINUTES
March 25, 2020

The Brevard County Housing Finance Authority convened on the 25th day of March, 2020, at the hour of 4:00 p.m. by telephone conference call and in the conference room of the Authority's office at 4420 S. Washington Avenue, Titusville, Florida.

Present in person: Angela A. Abbott, Attorney for the Authority
Present by telephone: Kamran Sarkarati, Chairman
Michael Hartman, Vice Chairman
Barry Forbes, Secretary/Treasurer
Mark Mustian, Nabors, Giblin & Nickerson, P.A.
Marianne Edmonds, Public Resources Advisory Group, Inc.
Helen Feinberg, RBC Capital Markets
Tom Alderson, Wells Fargo Bank, N.A.
Scott Culp, Atlantic Housing Partners
Sarah Karpinski, Millennia Housing Development
Stephanie Sinito, Millennia Housing Development

- I. The Chairman, Kamran Sarkarati, called the meeting to order at 4:01 p.m. and determined the presence of a quorum. Ms. Abbott presented a memorandum regarding the procedure implemented for the virtual meeting today. Motion by Barry Forbes, seconded by Michael Hartman and carried unanimously to ratify the procedure set forth in the memorandum and to approve the procedure for future virtual meetings as permitted by law and/or Executive Order of the Governor.
- II. PUBLIC HEARINGS:
 - A. The Chairman opened the public hearing at 4:02 p.m., regarding proposed issuance of not to exceed \$16,755,000, Multifamily Housing Revenue Bonds, Series 2020 (The Venue at Viera Senior Living Project) pursuant to the Notice of Public Hearing which was properly published, and asked for public comment. Hearing none, the public hearing was closed at 4:03 p.m.
 - B. The Chairman opened the public hearing at 4:04 p.m., regarding proposed issuance of not to exceed \$24,840,000, Multifamily Housing Revenue Bonds, Series 2020 (Millennia Project) pursuant to the Notice of Public Hearing which was properly published, and asked for public comment. Hearing none, the public hearing was closed at 4:05 p.m.
- III. Public Comments: The Chairman called for public comment. Hearing none, public comment was closed.

Kamran Sarkarati
Chairman

Michael Hartman
Vice Chairman

Barry Forbes
Secretary/Treasurer

James Katehakis
Asst. Secretary/Treasurer

Angela A. Abbott
Attorney/Administrator

IV. Consent Agenda: Motion made by Michael Hartman, seconded by Barry Forbes and carried unanimously to approve the Consent Agenda as follows:

- A. Approval of Minutes of January 22, 2020 meeting
- B. Approval of payment of Hendrickson Ink invoice for website maintenance
- C. Approval of payment of invoice of PRAG for 1st Quarter, 2020
- D. Approval of payment of invoices of Angela A. Abbott, P.A. for 1st Quarter, 2020

V. Status Reports on Special Projects:

- A. Loan Agreement with Housing for Homeless (“HFH”) f/k/a Coalition for the Hungry and Homeless: The loan to HFH is paying as agreed. A summary of all payments was included in the agenda package.
- B. Loan Agreement with Habitat for Humanity of Brevard County: There has been no activity on this loan since the Authority’s last meeting.
- C. Loan to Community of Hope, Inc.: The loan to Community of Hope is paying as agreed. A summary of all payments was included in the agenda package.

VI. Multi-Family Programs:

- A. Consideration of Application of Millennia Housing Development (Jupiter Ridge, Armstrong Glen and Sandpoint Village Projects, collectively Millennia Project):

Marianne Edmonds presented a memorandum summarizing the application. However, the memorandum does not include the sources and uses of funds because the information was not available at the time. Ms. Sinito and Ms. Karpinski reviewed these figures. The financing involves three separate projects under one bond issue, with one mortgage. The projects will be cross collateralized. Mr. Forbes questioned whether the three properties were looked at on a combined basis. Ms. Sinito and Ms. Karpinski confirmed that all projects will have Section 8 assistance. Mr. Forbes asked whether there are release provisions for each project. Ms. Sinito and Ms. Karpinski confirmed.

Motion made by Michael Hartman, seconded by Barry Forbes and carried unanimously to approve of Resolution No. 2020-02 entitled:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE BREVARD COUNTY HOUSING FINANCE AUTHORITY RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$24,840,000 MULTIFAMILY HOUSING REVENUE BONDS FOR THE PURPOSE OF ACQUIRING,

REHABILITATING, EQUIPPING, AND DEVELOPING A MULTIFAMILY RESIDENTIAL HOUSING FACILITY FOR PERSONS OR FAMILIES OF LOW, MIDDLE OR MODERATE INCOME; FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BY AND BETWEEN THE AUTHORITY AND BREVARD FL TC, LP; AND PROVIDING AN EFFECTIVE DATE.

Ms. Abbott stated that the Authority received a check from Millennia Housing Development in the amount of \$10,210, which includes the review fees for the Financial Advisor and Bond Counsel, in addition to the Authority's application fee. Since the financing involves three projects under one financing, Ms. Abbott recommends that the Financial Advisor and Bond Counsel receive 1.5 times their usual review fees. Motion made by Michael Hartman, seconded by Barry Forbes and carried unanimously to approve the recommended fees, the remittance for the fees to the Financial Advisor and Bond Counsel and the refund of the \$250 overpayment to the applicant.

B. Consideration of Application of Venue at Brevard, Ltd. (The Venue at Viera Senior Living Project):

The Authority has received another updated application for this project which increased the amount of the issue from \$15,755,000 to \$16,755,00 due to increased costs, adjustment to tax credit pricing and the expected lower 4% tax credit rates due to anticipated lower interest rates. Bond counsel, Mark Mustian, prepared the revised inducement resolution, which is substantially the same as the January 22, 2020 resolution with an increase in the amount of the issue. Mr. Hartman asked whether the proposed Resolution contains anything regarding the requested fee reduction previously discussed. Ms. Abbott responded that there is no mention of any fee reductions in the Resolution. She indicated that the developer deposit was received today, which will allow the project to be presented to the Board of County Commissioners. Scott Culp explained that construction and other costs have increased. The site plan approval for the project has been obtain. They are ready to start site construction as soon as bidding is completed with the site subcontractors. He indicated that they would be ready to close the first week of June, 2020.

Motion made Michael Hartman, seconded by Barry Forbes and carried unanimously to approve Resolution No. 2020-03 entitled:

A RESOLUTION AMENDING AND RESTATING IN ITS ENTIRETY RESOLUTION NO. 2020-01 OF THE BREVARD COUNTY HOUSING FINANCE AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

Resolution No. 2020-01 of the Brevard County Housing Finance Authority, adopted January 22, 2020, is hereby amended and restated in its entirety to read as follows:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE BREVARD COUNTY HOUSING FINANCE AUTHORITY RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$16,755,000 MULTIFAMILY HOUSING REVENUE BONDS FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, EQUIPPING, AND DEVELOPING A MULTIFAMILY RESIDENTIAL HOUSING FACILITY FOR PERSONS OR FAMILIES OF LOW, MIDDLE OR MODERATE INCOME; FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BY AND BETWEEN THE AUTHORITY AND VENUE AT BREVARD PARTNERS, LTD.; AND PROVIDING AN EFFECTIVE DATE.

Ms. Edmonds confirmed that First Housing is ready to begin credit underwriting.

C. Status of Application of Southlake Towers, LLLP (Southlake Towers Apartments Project):

Ms. Abbott stated that bond documents have been prepared and this issue is expected to close in mid to late, June, 2020.

VI. Single Family Programs: Status Report on 2012-2019 TBA/MCC Program and discussion regarding funding of Down Payment Assistance loans:

Ms. Abbott presented a written status report on the Single Family Program as of February 29, 2020, and indicated that the program has slowed down. During the months of January and February, seven (7) first mortgage loans closed, all of which utilized the Authority's second mortgage DPA. Four second mortgages paid off. If loans continue to originate at the current rate, the funds on deposit in the DPA custody account will be sufficient to provide DPA loans through February, 2021.

The agenda package included status reports on the DPA and GNMA Custody accounts as of February 29, 2020, and a summary of GNMA profits as of February 29, 2020. The Authority will continue to monitor the use of DPA funds closely.

VII. Report of Public Resources Advisory Group, Inc.:

Marianne Edmonds stated that the one positive thing to come from the market decline is that multifamily financings are now getting closed. Mr. Hartman asked whether the drop in the 10 year has had a corresponding impact on the all in rate in the bond market. Ms. Edmonds responded that she has not seen a drop in the tax exempt rates. Mr. Forbes indicated that credit spreads are changing rapidly. Ms.

Edmonds stated that rehab projects may be delayed if inspections are needed because tenant may resist due to the virus.

VIII. Other:

Ms. Abbott announced that, at this time, the FLALHFA conference is still set for July 8-11, 2020, in Sarasota. Motion made Michael Hartman, seconded by Barry Forbes and carried unanimously to approve conference sponsorship at the gold level.

IX. The meeting adjourned at 4:24 p.m.