



# BOARD OF COUNTY COMMISSIONERS

THE KEYSTONE COUNTY-ESTABLISHED 1827

435 W. Walnut St., Monticello, Florida 32344

**Benjamin "Benny"  
Bishop**  
District 1

**Eugene Hall**  
District 2, Vice-Chair

**Hines F. Boyd**  
District 3

**Betsy Barfield**  
District 4

**Stephen Walker**  
District 5, Chair

**Regular Session Agenda  
December 1, 2015 at the Courthouse Annex  
435 W. Walnut St. Monticello, FL 32344**

1. **9:00 A.M. – Call to Order, Invocation, Pledge of Allegiance**
2. **Public Announcements, Presentations, & Awards**
3. **Consent Agenda**
  - a) **Approval of Agenda**
  - b) **Minutes of November 17, 2015 Regular Session**
4. **Citizens Request & Input on Non-Agenda Items (3 Minute Limit)**
5. **General Business**
  - a) **Osceola County Housing Finance Authority Resolution**– Parrish Barwick
  - b) **CDBG-Economic Development Citizens Advisory Task Force Appointments**– Julie Conley/Kirk Reams
  - c) **Lloyd Interchange Brownfield District Advisory Committee Appointments** – Julie Conley/Kirk Reams
  - d) **Annex Employee Parking Lot** – Commissioner Boyd
6. **County Coordinator**
7. **Commissioner Discussion Items**
8. **Adjourn**

From the manual "Government in the Sunshine", page 40:

Paragraph C. Each board, commission or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that if a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Kirk Reams**  
Clerk of Courts

**Parrish Barwick**  
County Coordinator

**T. Buckingham Bird**  
County Attorney

**ITEM 3**

**CONSENT AGENDA ITEMS**

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR SESSION  
November 17, 2015

The Board met this date in regular session. Present were Chairperson Benjamin “Benny” Bishop, Commissioners Betsy Barfield, Hines Boyd and Stephen Walker. Commissioner Eugene Hall appeared telephonically. Also present were County Attorney Buck Bird, County Coordinator Parrish Barwick and Clerk of Court Kirk Reams.

**ITEM 1: Invocation & Pledge of Allegiance**

1. Chairman Benny Bishop led the invocation and pledge of allegiance.

**ITEM 2: Public Annoucements, Presentations & Awards**

2. Sheriff David Hobbs presented information about emails addressed to the Board from a registered sex offender. He explained his deputies were aware of the situation and he would keep the Board apprised.
3. Chairman Bishop stated that Mr. Fowler, whose son was recently involved in a serious accident, was very complimentary of the Sheriff’s Office, particularly Deputy Rigdon.

**ITEM 3: Election of Chair**

4. **On motion by Commissioner Barfield, seconded by Commissioner Boyd and unanimously carried, Commissioner Stephen Walker was elected Chairman.**

**ITEM 4: Election of Vice-Chair**

5. **On motion by Commissioner Boyd, seconded by Commissioner Bishop and unanimously carried, Commissioner Eugene Hall was elected Vice-Chair.**

**ITEM 6: Consent Agenda**

6. **On motion by Commissioner Bishop, seconded by Commissioner Barfield and unanimously carried (5-0), the consent agenda—consisting of the approval of the agenda, the minutes of the November 3<sup>rd</sup>, 2015 Regular Session and the NFEDP Regional Rural Development Grant support letter—was approved.**

**ITEM 7: Citizens Request & Input on Non-Agenda Items**

7. Property Appraiser employee Deborah Pauley requested reasonable accommodations per the Americans with Disabilities Act with regards to the parking lot. County Coordinator Parrish Barwick stated he would work with Human Resources/Chief Deputy Clerk Tyler McNeill as well as the County’s attorney to research and resolve the issue.

**ITEM 8a: Resolution-Osceola County Housing Finance Authority**

8. County Coordinator Parrish Barwick introduced this item. The Board briefly discussed the costs and figures provided and also their concerns that local vendors and contractors would not be utilized. Commissioner Boyd recommended the Board not approve the resolution until they received additional information and answers to questions regarding this resolution. Citizen John Nelson stated his opinion that the Board should not pass this

resolution. It was the consensus of the Board for County Coordinator Parrish Barwick to get additional information on this resolution before they voted.

**ITEM 8b: Non-Profit Small Grant Program**

9. Commissioner Barfield introduced this item and stated that a multitude of non-profits requested money during the budget process. She stated this program would help streamline and organize the process and that the maximum amount would be \$2,000 per year, per applicant. **On motion by Commissioner Barfield, seconded by Commissioner Boyd and carried 4 to 1 (Bishop opposed), the Board approved the application and guiding principles for the non-profit small grant program**

**ITEM 8c: Brownfield**

10. It was noted for the record that item c was mistakenly listed on the agenda packet.

**ITEM 8d: Lloyd Interchange Brownfield District Advisory Committee**

11. This item was tabled to a future meeting.

**ITEM 10: Commissioner Discussion Items**

12. County Attorney Buck Bird briefly addressed the offer to purchase a piece of land at the Industrial Park and stated he would send each Board member a copy of the appraisal. Clerk of Court Kirk Reams also stated that County Engineer Preble-Rish had provided a document listing the amount of usable land/acreage.
13. Commissioner Barfield informed the Board that she was recently elected the Chair of the CRTPA. She also noted she would provide an update/report on the RESTORE Act at the next meeting.
14. Clerk of Court Kirk Reams requested dates for a workshop on Project Game Changer in the first or second week of December. The Board provided the following dates for a possible workshop: December 7<sup>th</sup>, 8<sup>th</sup>, 14<sup>th</sup> or 15<sup>th</sup>.

**ITEM 9: Adjournment**

15. The warrant register was reviewed and bills ordered paid.
16. **On motion by Commissioner Walker, seconded by Commissioner Boyd and unanimously carried, the meeting was adjourned.**

\_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Clerk

**ITEM 5(a)**

**OSCEOLA COUNTY HOUSING FINANCE  
AUTHORITY RESOLUTION**

Hallmark-Florida GP, LLC (“The Hallmark Companies”) has undertaken a major initiative to upgrade and modernize a portfolio of 954 affordable rental housing units located in 17 cities (12 counties) across the state of Florida. **Jefferson Place**, located at 1468 South Waukeelah Street, Monticello, FL 32344, is one of 23 properties included in the pending portfolio. It is a 39-unit family designated multi-family community serving the Monticello, Jefferson County, Florida affordable housing community since 1989.

The \$3.1 million planned renovation for Jefferson Place will address both the immediate and long-term capital needs of the property. Unless recently replaced by management, anticipated interior improvements include (but not limited to) kitchen and bath upgrades with new cabinets, countertops, energy-efficient plumbing fixtures and appliances. Additional interior work includes installation of new flooring, ENERGY STAR qualified HVAC systems and domestic hot water units. Electrical improvements will include replacement of all interior and exterior light fixtures, new GFI outlets and smoke detectors. Exterior improvements includes installation of new (30) year architectural roofs, vinyl siding, energy-efficient windows, and exterior doors, as may be needed. Furthermore, additional community work will include parking lot and sidewalk repairs, landscaping upgrades, amenity upgrades and new property signage. Finally, all ADA accessibility concerns will be addressed.

Renovations of this magnitude will have a positive impact on the quality of life for the residents as well as the small rural economy of Jefferson County. Specifically,

- a) No displacement - For residents, Greystone’s unique approach to tenant-in-place rehab minimizes the amount of time tenants are displaced from their units during the course of the rehab. Residents are asked to leave their unit for the day and when they return that night the interior work, stated above, will be primarily complete.
- b) No adverse impact - The Hallmark Companies has ensured there will be no adverse impact to the existing residents as a result of this rehab. They will establish a Private Rental Assistance escrow for any project without 100% project-based rental assistance. For any unsubsidized units, The Hallmark Companies will subsidize any change to the current rent due to the recapitalization/rehabilitation.
- c) Increased tax base – At least 40 to 60 construction workers will be participating in the local economy during the three month construction period. While some will be remote workers dining and lodging at local establishments, many of the subcontractors hired will be local to Florida.

It is important to note that many of these properties are at the end of their original restrictive-use period; thus, the current owners are now ready to sell and the projects are "at risk" of being removed from the affordable housing stock. Unfortunately, there are few viable resources available to necessitate the broad scale levels of renovation required. With such small project sizes, rural market locations, and typically with inadequate built-up cash reserves,

recapitalization options are extremely limited. The preservation transaction will not only modernize and preserve the physical asset, it will preserve the affordability component for at least another 30 years.

Anticipated funding sources to accomplish this complex transaction include the following:

- Interim financing with short-term A-1+ rated cash collateralized tax-exempt bonds, issued by a local issuer located in Florida;
- New senior debt provided by Greystone Servicing Corporation through the USDA Section 538 Guaranteed Loan Program;
- Assumption, subordination and re-amortization of an existing USDA 515 loan over a new 50-year term at 1% interest rate;
- Syndication of 4% LIHTCs issued by Florida Housing Finance Corporation; and
- Owner contribution.

Osceola County Housing Finance Authority will issue short-term, fixed rate Tax Exempt Bonds to Jefferson Place. Bond proceeds are to be used substantially for the repairs to the property. The bonds will remain in place until the repairs are completed and accepted by all parties.

BOARD OF COUNTY COMMISSIONERS  
JEFFERSON COUNTY

RESOLUTION NO. 2015-\_\_\_

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, APPROVING THE OPERATION OF THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY IN JEFFERSON COUNTY FOR THE PURPOSE OF ISSUING ITS MULTIFAMILY HOUSING REVENUE BONDS (HALLMARK PROJECT) TO PROVIDE FUNDS TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF MULTIFAMILY RESIDENTIAL RENTAL PROJECTS IN MULTIPLE LOCATIONS WITHIN THE STATE OF FLORIDA, INCLUDING A MULTIFAMILY RESIDENTIAL RENTAL PROJECT NAMED JEFFERSON PLACE LOCATED IN MONTICELLO, JEFFERSON COUNTY; APPROVING THE ISSUANCE BY THE OSCEOLA COUNTY HOUSING FINANCE AUTHORITY OF ITS NOT TO EXCEED \$44,000,000 MULTIFAMILY HOUSING REVENUE BONDS (HALLMARK PROJECT), SERIES [TO BE DESIGNATED], OF WHICH \$1,651,000 WILL BE FOR THE BENEFIT OF HALLMARK JEFFERSON PLACE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO PROVIDE FUNDS TO FINANCE THE ACQUISITION, REHABILITATION AND EQUIPPING OF JEFFERSON PLACE, A MULTIFAMILY RESIDENTIAL RENTAL PROJECT LOCATED IN JEFFERSON COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Osceola County Housing Finance Authority (the "Authority") was created pursuant to the Housing Finance Authority Law, Sections 159.601 through 159.623, Florida Statutes, as amended (the "Act"); and

WHEREAS, pursuant to said Act, the Authority is authorized and empowered to issue its revenue bonds (the "Bonds") for the purpose of providing funds to pay all or any part of the cost of appropriate projects within its "area of operation" (as defined in Section 159.603(1), Florida



Statutes, as amended), which may include any area outside of Osceola County, Florida, if the governing body of the county in which the project is located approves; and

WHEREAS, in order for the Authority to finance the acquisition, rehabilitation and equipping of Jefferson Place, located in Monticello, Jefferson County, it must be granted "area of operation" authority within Jefferson County; and

WHEREAS, Hallmark-Florida GP, LLC, a Georgia limited liability company (or one of its affiliates, the "General Partner"), has requested the Authority to issue its Multifamily Housing Revenue Bonds (Hallmark Project) [series to be designated] (the "Bonds"), the proceeds of which would be used to (i) finance the cost of acquisition, rehabilitation and equipping of twenty-two multifamily residential rental apartment projects located in various counties within the State of Florida, a complete list of which is attached hereto as Exhibit A (the "Project"); and (ii) pay a portion of the costs of issuance of the Bonds. Jefferson Place, one of the projects to be financed, is located at 1468 S. Waukeenah Street, Monticello, Jefferson County, on approximately 5.46 acres of land, is or will be owned by Hallmark Jefferson Place, LLC, a Florida limited liability company, and is comprised of 39 rental units in eight buildings, which units are now, and will continue to be, occupied by persons whose income does not exceed 60% of the area median income (the "Jefferson Place Project"); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") requires approval of the issuance of the Bonds by the Board, as the "applicable elected representative" under Section 147(f), after a public hearing following reasonable public notice; and

WHEREAS, a public hearing was held on [November \_\_, 2015], notice of which hearing was published on [October \_\_, 2015], in *ECB Publishing* (a copy of which notice is attached hereto as Exhibit B and incorporated herein), for the purpose of considering the issuance of the Bonds by the Authority, in accordance with the requirements of Section 147(f) of the Code. The public hearing disclosed no reason why the Bonds should not be issued;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, as follows:

Section 1. In accordance with Section 159.603(1), Florida Statutes, the Osceola County Housing Finance Authority is hereby granted "area of operation" approval to operate in Jefferson County (the "County"), solely in connection with the issuance of the bonds issued for the Project (the "Bonds") to finance the Project.

Section 2. The Board, pursuant to, and in accordance with, the requirements set forth in Section 147(f) of the Code, hereby approves the issuance of the Bonds by the Authority.

Section 3. The Bonds shall not constitute a debt, liability or obligation of the County, the State of Florida (the "State") or any political subdivision or agency thereof other than the Authority, or a pledge of the faith and credit of the Authority, the County, the State or of any political subdivision or agency thereof, and none of the Authority, the County, the State or any political subdivision or agency thereof will be liable on the Bonds, nor will the Bonds be payable out of any funds other than those pledged and assigned under the financing documents entered into in connection with the issuance of the Bonds.

Section 4. The approval given in Section 3 hereof is solely for the purpose of satisfying the requirements of Section 147(f) of the Code and shall not be construed as an approval of any

necessary rezoning application or any regulatory permits required in connection with the issuance of the Bonds or the rehabilitation of the Jefferson Place Project, and this Board shall not be construed by virtue of its adoption of this Resolution to have waived, or be estopped from asserting, any rights or responsibilities it may have in that regard.

Section 5. This resolution shall take effect immediately upon its adoption.

Passed and duly adopted at a regular meeting of the Board of County Commissioners of Jefferson County, Florida this [\_\_\_\_] day of December, 2015.

BOARD OF COUNTY COMMISSIONERS OF  
JEFFERSON COUNTY, FLORIDA

(SEAL)

By: \_\_\_\_\_  
Chairman

ATTEST:

Kirk Reams, Clerk of Court

By: \_\_\_\_\_  
Title: \_\_\_\_\_

EXHIBIT A  
PROJECT INFORMATION

EXHIBIT B

NOTICE OF PUBLIC HEARING