

# ORANGE COUNTY HOUSING FINANCE AUTHORITY

## BOARD OF DIRECTORS

M. McCALL | V. ATKINS-BRADLEY | S. RIZZO | C. HUNTER | A. HANKS

### OFFICIAL MEETING MINUTES

**Meeting:** Board of Directors Meeting **Date:** Wednesday, February 5, 2020 **Time:** 8:30am  
**Location:** Orange County Administration Center – Commissioners Chambers – 1<sup>st</sup> Fl., 201 S. Rosalind Ave., Orlando, FL.

#### Board Members

PRESENT

Mercedes McCall  
Chairwoman

Vernice Atkins-Bradley  
Vice Chairwoman

Albert Hanks  
Board Member

#### Board Members

NOT PRESENT

Curtis Hunter  
Board Member

Sascha Rizzo  
Board Member

#### OCHFA Staff

PRESENT

W.D. Morris  
Executive Director

Kayode Adetayo  
Chief Financial Officer

Frantz Dutes  
Director Program Ops

Mildred Guzman  
Administrator Program Ops

Olympia Roman  
Staff

Rosalind Natal  
Staff

Chaynae Price  
Staff

Birva Parikh  
Staff

#### OCHFA Professionals

PRESENT

Warren Bloom  
General Counsel, Greenberg Traurig

Sylvia S. Penneys  
Bond Counsel, Greenberg Traurig

David Jones  
Financial Advisor – CSG Advisors

Tim Wranovix  
Co-Managing Underwriter, Raymond James

James Audette  
Trustee, SunTrust Bank

#### BCC Staff

PRESENT

Stephanie St. Louis Stone  
Assistant County Attorney

Representative  
Fiscal Business Svc

**MEETING OPENED:** There being a quorum, Chairwoman, Mercedes McCall, called the meeting to order at 8:30 a.m.

**PUBLIC COMMENT(s):** No comment(s).

#### **CONSENT AGENDA:**

##### ACTION TAKEN

*There being no discussion, the Board approved Consent Agenda items.*

MOTION / SECOND: V. Atkins-Bradley/ A. Hanks AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE:        ABSTAINED:       

#### **A. GENERAL ADMINISTRATION**

1. Adoption of the January 8, 2020, Regular Board of Directors Meeting minutes.

#### **B. EXECUTIVE DIRECTOR'S OFFICE**

1. Opportunity Zones Status.
2. OCHFA Bond Underwriter Approved List.

#### **C. FINANCIAL MANAGEMENT**

1. Acknowledgement Summary of OCHFA's Operating Fund Investments. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2020, operating fund comparison of budget vs. actual; acknowledgement of FY 2020, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.

#### **D. PROGRAM OPERATIONS**

1. Acknowledgement of the Current Status of the Single-Family HRB Program.
2. Acknowledgement of the Multi-Family Audit Period December 2019 – January 2020.

#### DISCUSSION AGENDA

**A. EXECUTIVE DIRECTOR****MULTI-FAMILY TAX-EXEMPT BONDS REIMBURSEMENT RESOLUTION FOR BAPTIST TERRACE APARTMENTS.**

W.D. Morris, Executive Director, addressed the board regarding consideration of the Reimbursement Resolution (2020-01), associated documents, for the proposed Baptist Terrace Apartments, not-to-exceed \$23MM. He began the discussion by providing the Board with a brief overview, stating that on June 5, 2019, the Board approved inducement of the proposed project in an amount not-to-exceed \$17MM; and that subsequent to the board's action, the developer determined to utilize a better execution, based upon market movement, by increasing its development budget. He also stated that the developer is the Orlando Neighborhood Improvement Corporation (ONIC), specializing in owning and operating affordable housing for over 30-years. He then stated that the proposal involves the acquisition and rehabilitation of an existing Section-202 community (elderly housing development); and that the proposed project is located in downtown Orlando (414 E. Pine Street), consisting of 197-units offering efficiencies and one bedroom units; with rents ranging from \$451-\$565 per month. He also explained that after acquisition, the proposed project would have a Housing Assistance Payment (HAP) contract and that gross rents for units would increase to HUD's Fair Market Rents and that the tenant portion of the rent would be determined based on 30% of tenants' monthly adjusted income. Mr. Morris stated that the proposed transaction includes a short-term bond structure, with tax-exempt bonds, 4% tax credit and a HUD FHA 223(f) permanent loan.

Mr. Morris stated that the proposed transaction would utilize a private placement structure with Bank of America as the construction lender and Boston Capital Finance as long-term lending entity; and that the structure would utilize Tax-Exempt Bonds, 4% Housing Credits, Deferred Developer Fee and a Low Interest rate Loan from the City of Orlando's Community Redevelopment Agency (CRA); and a GAP Loan from the developer, to be paid from available cash flow. He further stated that the estimated rehabilitation cost would be \$14MM; that the proposed structure has a 1.23 Debt Service Coverage (DSC) ratio, which exceeds the Authority's minimum DSC of 1.10. The estimated Total Development Cost is \$40,690,725. Discussion ensued.

**RESOLUTION NO. 2020-01**

A RESOLUTION DECLARING THE OFFICIAL INTENT OF ORANGE COUNTY HOUSING FINANCE AUTHORITY TO REIMBURSE ITSELF AND/OR 414 EAST PINE STREET, LP, A SUBSIDIARY OF THE ORLANDO NEIGHBORHOOD IMPROVEMENT CORPORATION, INC. (ONIC) FROM THE PROCEEDS OF DEBT FOR CERTAIN EXPENSES TO BE INCURRED WITH RESPECT TO A CERTAIN MULTIFAMILY HOUSING PROJECT; AND AUTHORIZING CERTAIN INCIDENTAL ACTIONS.

**ACTION TAKEN**

*There being no further discussion, the Board approved the Reimbursement Resolution #2020-01 for Multi-Family Tax-Exempt Bonds for the acquisition and rehabilitation of the proposed Baptist Terrace Apartments, not-to-exceed \$23MM; authorization for Staff and Bond Counsel to take the required steps to proceed with the process, and with subsequent submission to the Division of Bond Financing.*

MOTION / SECOND: V. Atkins-Bradley/ A. Hanks AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE:        ABSTAINED:       

**OTHER BUSINESS****ADJOURNMENT**

There being no further business, Chairwoman, Mercedes McCall, adjourned the meeting at 8:54 a.m.

**ATTEST:**

**W.D. MORRIS**  
EXECUTIVE DIRECTOR

**MERCEDES F. McCALL**  
CHAIRWOMAN