

ORANGE COUNTY HOUSING FINANCE AUTHORITY

TEFRA PUBLIC HEARING

TAX EQUITY AND FISCAL RESPONSIBILITY ACT "TEFRA"

OFFICIAL MEETING MINUTES

Meeting: Public Hearing – Crescent Club Apartments **Date:** February 24, 2021 **Time:** 10:30am
Location: Telephonic Conference

OCHFA STAFF PRESENT

W.D. Morris
Executive Director
Mildred Guzman
Program Operations Administrator

OCHFA Professionals PRESENT

Mike Watkins
General Counsel, Greenberg Traurig

BCC PRESENT

Victoria P. Siplin, Commissioner
Orange County – District 6
Fred Winterkamp
Orange County Fiscal & Business Svcs
Danielle Phillips
Orange County Fiscal & Business Svcs

MEETING OPENED: Mildred Guzman, Program Operations Administrator, began moderating the meeting (conference call) at 10:30a.m.

PURPOSE OF MEETING:

The TEFRA Public Hearing began by providing its purpose of receiving comments regarding Orange County Housing Finance Authority's (OCHFA/ the Authority), Multi-Family Bond issuance, not-to-exceed \$19,623,940, for the financing, acquisition and rehabilitation of the proposed Crescent Club Apartments – a multi-family housing community, consisting of 215-units; located at 4100 S. Rio Grande Avenue, Orlando – within Orange County, District 6.

PUBLIC COMMENT(s):

County Commissioner, Victoria Siplin, expressed her concerns regarding reports from current Crescent Club Apartments residents, with respect to current monthly rental increases. She stated that the residents are senior citizens living on a fixed income and that the increased rents creates financial difficulties for them. She further expressed that at this time, there are no renovations or repairs have been made on the property; yet the applicant/developer is seeking financial assistance from local government, to then turnaround and not pass any savings to the residents (existing & future tenants). She then asked if the property's current tenants were notified of the Public Hearing. Staff responded that the hearing notice was published in the Orlando Sentinel and that it was also posted on Orange County's Calendar (physical and digital posting).

Mike Watkins, General Counsel for the Authority, and Fred Winterkamp, Manager Orange County Fiscal & Business Services briefly discussed Commissioner Siplin's concerns regarding the current monthly rental structure at Crescent Club Apartments.

ADJOURNMENT

There being no further comments, Mildred Guzman, Meeting Moderator, adjourned the meeting at 11:00 a.m.