

# **Avon Park Housing Development Corporation (A.P.H.D.C.)**

**Board of Directors Regular Meeting  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, Florida  
Tuesday, November 18, 2014  
6:00 P.M.**

**A.P.H.D.C.**

## **Regular Meeting Agenda**

### **ROLL CALL**

**PREVIOUS MINUTES:** Regular Board Meeting Minutes; October 21, 2014

**COMMUNICATIONS:** None

**I. NEW BUSINESS;** None

### **II. OLD BUSINESS:**

**A. Brickell Building, 2 East Main Street, Avon Park; Acquisition Committee Report; Chair Barnard, Committee recommendations.**

**B. RFA 2014-109; FHFC Rural Rental Development; Update on Cornell Colony Project/ status report.**

**C. Verona Apartments; Executive Director's oral site visit report.**

Other matters to come before the Board:

Next Board Meeting(s): December 16, 2014

### **VI. ADJOURN**

In accordance with the American Disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in this meeting should call the Housing Authority offices five days prior to the meeting.

**Avon Park Housing Development Corporation (A.P.H.D.C.)  
Board of Directors Regular Meeting  
North Central Heights Community Center  
709 Juneberry Street, Avon Park, Florida  
Tuesday, October 21, 2014, 6:00 P.M.**

**Meeting Minutes**

**ROLL CALL** –Board Vice-Chairperson Daffner called the Meeting to order and requested the Secretary to call the roll & record the attendance as follows; Present; Directors Daffner, Wade, Roberts, Stukes, Vinson, Harris, Johnson and Barnard. Absent; Directors Brojek & Windsor. Secretary Shoeman declared a quorum present.

**PREVIOUS MINUTES:** Regular Board Meeting Minutes September 16, 2014; Motion to accept & approve the Meeting Minutes as circulated was made by Director Barnard, seconded by Director Wade; motion carried unanimously.

**COMMUNICATIONS:** None

**I. NEW BUSINESS;**

Brickell Building; 2 East Main Street, Acquisition consideration; City of Avon Park; The ED informed the Board that he had met with City Manager Julian Deleon to discuss further details and potential regarding the building, performed a walk- through of the building with APHA Facilities Manager and Realtor and stated his opinion that such endeavor would be a viable business opportunity of mutual benefit to both the City and the APHA. Following discussion, Chairperson Harris then appointed Directors Barnard, Wade & Vinson to join with APHA Commissioners appointed to serve on a combined Brickell Acquisition Committee. The Chair requested that the Committee Members convene a Committee meeting prior to the next APHDC Regular Board Meeting and provide their recommendation to both Boards regarding purchase consideration at the next Regular Meetings of the Boards.

**II. OLD BUSINESS:**

Draft Request For Applications 2014-112; Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities; Consideration to partner with Ride Area ARC; acquisition/development of land 695 Palmetto Ave for project location. Secretary Shoeman advised the Board that he had met with ARC Executive Director, reviewed the application requirements and determined that there was insufficient need by ARC to grant demonstrate funding eligibility. Respectively, no application will be submitted when the RFA is published.

Cornell Colony; 44 Single Family HOME development; Project status;

The ED advised the Board that APHDC-Cornell Colony LLC is now in the process of qualifying for project underwriting qualifying with FHFC for project funding for the 44 single family unit development. The APHDC will continue working with Marty Wohl of Marmer Construction and Chris Shear of Housing Trust Group as Co-Developers on progression through the project underwriting process.

Other matters to come before the Board: None

Next Board Meeting: November 18, 2014

**VI. ADJOURN:** Being no further business to come before the Board, meeting was adjourned at 6:31 PM.

\_\_\_\_\_  
Accepted

\_\_\_\_\_  
Attest

\_\_\_\_\_  
SEAL

**The Housing Authority of Avon Park  
Board of Commissioners  
Brickell Building Acquisition Committee Meeting  
Wednesday November 5, 2014  
4:00 PM  
Delaney Heights Community Center  
541 Alton St.  
Avon Park, Florida**

Committee members: APHDC Bd. Directors Vinson, Wade, Barnard  
APHA Commissioners Roberts & Smith  
Committee Chair: Cameron Barnard, APHA Board Chairperson

**Committee Meeting Minutes**

**Roll call:** Chairperson Barnard opened the meeting at 4:00pm, requested Secretary Shoeman to record attendance; Committee Members present; Barnard, Roberts, Wade and Smith; Member absent; Vinson. The Secretary declared a quorum present.

Chair Barnard then turned the meeting over to Secretary Shoeman. Mr. Shoeman then provided the Board with a summary review of the Brickell Building Acquisition Concept Composition which included the following elements; Ownership Structure, City's Purchase Price, City's possible Mortgage Terms, Parking Lot Reservation/Allocation to City for Public use, Mixed Use Zoning issues for 2<sup>nd</sup> Floor Residential Rental & Permitted Density, City's concern and/or preference for leasing first floor commercial space to business that will not compete against existing Businesses on the mall, as well as leasing space to existing businesses (competing with existing owners).

The Board then deliberated on a number of building operational considerations, including but not limited to content & layout of first & second floor structure, parking lot residential & public use allocation, building rehabilitation finance sources, APHA Office relocations details, acquisition & phased occupancy timelines, and estimated building revenue & expense project details.

**Committee Recommendation:**

Upon completion of Board deliberations, moved by Commissioner Roberts, seconded by Commissioner Smith to recommend to both Avon Park Housing Authority and Avon Park Housing Development Corporation at the next Regular Meeting of the Boards November 18, 2014 that a Purchase Proposal be presented to the City of Avon Park for the purchase of the Brickell Building, incorporating the following contingencies & terms;

**City Contingencies/Terms:**

1. Buyer Entity; Avon Park Housing Development Corporation (APHDC)
2. Sales Price; \$320,000
3. Closing Costs; APHDC to pay 100% of closing costs
4. Mortgage; City holds Mortgage for 15yr. term
  - Interest Rate: 2% fixed
  - Deferred Principle Payment until January 1, 2016
  - Interest Only Payments through 2015 (\$533.33/mo. = \$6,399.96/yr.)

No Pre-Payment Penalty for early mortgage retirement.

\*Note: Total term payment to City (16yr.) interest & (15yr.) principle payments = \$376,892.22

5. Facilitate any/all C-4 Mixed Use Zoning changes required to permit not less than 10 residential dwelling unit density on the 2<sup>nd</sup> Floor of the building.

APHDC Contingencies/Terms:

1. APHDC will execute 15 year Interlocal Agreement with City, renewable thereafter for equal periods upon mutual agreement of the parties, to include following terms;
  - (a) Perform Payment In Lieu of Taxes (PILOT) on 2<sup>nd</sup> Fl. Residential Rentals. Note\*; Seven 1<sup>st</sup>. Fl. Leased Business Outlets taxed.
  - (b) Provide Building 1<sup>st</sup>. Floor Rest Rooms to Public during any City sponsored events.
  - (c) Dedicate and maintain rear building parking lot as "Public Parking", with exception of parking spaces required for & allocated to 2<sup>nd</sup> Fl. Residential Rentals.
2. APHDC to stipulate, though separate Memorandum of Agreement with the City, to perform the following commitments as new Brickell Building owner;  
Conduct a Mall Merchant Survey and deliver a copy of the results to the office of City Manager, for the following purpose;
  - Ascertain Merchant recommendations on commercial business types desired in Brickell leasehold space that would serve to complement existing businesses on the Mall.
  - Inform such Merchants that the Brickell will not lease to like kind businesses of a competing operation.
  - Inform such Merchants that the Brickell will not be available for leasing to their business establishments due to agreed to non-compete restrictions with the City of Avon Park.

Motion carried unanimously.

Being no further business to come before the Committee, Chair Barnard adjourned the meeting at 5:08 pm.

Accepted \_\_\_\_\_

Attest \_\_\_\_\_  
SEAL

Any person who might wish to obtain a record of the proceedings for any purpose may need to ensure that a verbatim record of the proceedings is made should call the Housing Authority offices five days prior to the meeting to insure that an audio recording will be made of such meeting. In accordance with the American disabilities Act and Section 286.26 Florida Statutes, any person with disabilities requiring reasonable accommodations to participate in his meeting should call the Housing Authority offices five days prior to the meeting.