

# MEMORANDUM

Agenda Item No. 11(A)(26)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

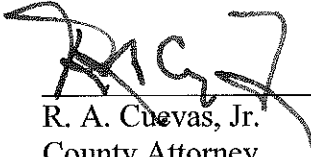
**DATE:** December 2, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution approving the issuance of Miami-Dade County Industrial Development Authority Tax-Exempt Industrial Development Revenue Bonds in an amount not to exceed \$3,000,000 to refinance existing debt of Jessie Trice Community Health Center, Inc., a Florida not-for-profit Corporation, for purposes of and pursuant to Section 147(f) of Internal Revenue Code of 1986, as amended

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/cp



**MEMORANDUM**  
(Revised)

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and Members, Board of County Commissioners

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R. A. Cuevas, Jr.  
County Attorney

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Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(26)  
12-2-14

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE ISSUANCE OF MIAMI-DADE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY TAX-EXEMPT INDUSTRIAL DEVELOPMENT REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$3,000,000.00 TO REFINANCE EXISTING DEBT OF JESSIE TRICE COMMUNITY HEALTH CENTER, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND PAY COSTS OF ISSUANCE, FOR PURPOSES OF AND PURSUANT TO SECTION 147(F) OF INTERNAL REVENUE CODE OF 1986, AS AMENDED

**WHEREAS**, Jessie Trice Community Health Center, Inc., a Florida not-for-profit corporation (the "Borrower"), has requested the Miami-Dade County Industrial Development Authority (the "Authority") issue not exceeding \$3,000,000 of its Tax-Exempt Industrial Development Revenue Bonds, Series 2014 (the "Bonds"), in one or more series, the proceeds of which will be loaned to the Borrower to (i) refinance the costs of the acquisition, construction, installation and equipping of the Borrower's principal corporate and training offices and dental care facilities at 5607 N.W. 27th Avenue, Miami, Florida 33142, and (ii) pay certain costs of issuing the Bonds (collectively, the "Project"); and

**WHEREAS**, the Authority intends to issue the Bonds subject to approval by the Board of County Commissioners of Miami-Dade County, Florida (the "Board") and final approval by the Authority of the financing documents for the Project, which is more particularly described in the report prepared by the Executive Director of the Authority (a copy of which is attached hereto as Exhibit A); and

**WHEREAS**, on Monday, November 24, 2014 the Authority held a public hearing, notice of which was published on Monday, November 10, 2014 in The Miami Herald (a copy of which notice is attached hereto as Exhibit B), for the purpose of giving all interested persons an opportunity to

express their views in connection with the issuance of the Bonds, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") and such public hearing disclosed no reason why the Bonds should not be issued; and

**WHEREAS**, since the Bonds will inure to the benefit of the citizens of Miami-Dade County, this Board desires to approve the issuance of the Bonds for the purpose of complying with Section 147(f) of the Code,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The issuance of Tax-Exempt Industrial Development Revenue Bonds of the Miami-Dade County Industrial Development Authority in an aggregate principal amount not to exceed \$3,000,000 for the purpose of financing and refinancing the Project, as previously described, is approved.

**Section 2.** The Bonds and the interest on the Bonds shall not constitute a debt, liability or general obligation of the Authority, the County or of the State of Florida or of any political subdivision thereof, but shall be payable solely from the revenues or other moneys specifically provided by the Borrower for the payment of the Bonds and neither the faith and credit nor any taxing power of the Authority, the County or of the State of Florida or of any political subdivision thereof is pledged to the payment of the principal or interest on the Bonds.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman

Bruno A. Barreiro	Esteban L. Bovo, Jr.
Daniella Levine Cava	Jose "Pepe" Diaz
Audrey M. Edmonson	Sally A. Heyman
Barbara J. Jordan	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	Juan C. Zapata

The Chairperson thereupon declared the resolution duly passed and adopted this 2<sup>nd</sup> day of December, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

JRA

Juliette R. Antoine

**JESSIE TRICE COMMUNITY HEALTH CENTER, INC.**

**THE CORPORATION**

Jessie Trice Community Health Center, Inc. (JTCHC) was established in June 1967, as a Florida 501(c)(3) not-for-profit corporation under the name of Economic Opportunity Family Health Center, Inc. The principal corporate office of JTCHC is located at 5607 NW 27<sup>th</sup> Avenue, unincorporated Miami-Dade County. This is the original site where the organization began operating in a trailer in 1968. The Company also operates leased facilities located at 18360 NW 7<sup>th</sup> Avenue and 4692 NW 183<sup>rd</sup> Street, in the City of Miami Gardens. The organization's President and CEO is Annie R. Neasman, RN, MS.

The primary mission of JTCHC is to provide comprehensive primary health care services including dental, behavioral health and educational programs to over 32,000 residents of northwest Miami-Dade County on an annual basis. Communities served by JTCHC include Brownsville, East Hialeah, Liberty City, Miami Gardens and Opa-Locka. JTCHC is a federally qualified health center. The organization receives grant funding from the Federal Bureau of Primary Health Care to provide its services at a discounted fee to patients who qualify based on their ability to pay.

JTCHC collaborates and coordinates programs and services with multiple community partners including: Florida Department of Children & Families, Healthy Start Coalition (education and assistance program for pregnant mothers), South Florida Behavioral Health Network (funds substance abuse services including a women's residential treatment program), Health Foundation of South Florida (funds a senior citizen fitness program) and Florida Department of Health. JTCHC also notes it is licensed by the Agency for Health Care Administration and the Department of Children and Families and its programs are fully accredited by the Joint Commission on Accreditation of Healthcare Organizations (JC). Additionally, JTCHC has the JC Primary Care Medical Home designation and recognition by the National Committee for Quality Assurance (NCQA).

**THE PROJECT**

Jessie Trice Community Health Center, Inc. is requesting Industrial Development Revenue Bond financing assistance in an amount not to exceed \$3,000,000 to facilitate the refinancing of an existing mortgage on the Company's principal corporate office facility located at 5607 NW 27<sup>th</sup> Avenue, Miami, Florida 33142.

**Elements of the proposed projects include:**

1. Refinance existing mortgage: ----- \$2,940,000

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**FINANCIAL SUFFICIENCY**

Audited financial statements for Jessie Trice Community Health Center, Inc. for the fiscal years ended January 31, 2014, 2013, 2012, 2011 and 2010 have been provided.

A review of the submitted financial and related information indicates:

<b><u>SOURCE OF FUNDS</u></b>		<b><u>USE OF FUNDS</u></b>	
Bond Issue Proceeds*	\$3,000,000	Mortgage Refinancing	\$ 2,940,000
		Bond Issuance Costs	60,000
<b>TOTAL</b>	<b><u>\$3,000,000</u></b>	<b>TOTAL</b>	<b><u>\$3,000,000</u></b>

\* Any costs related to the bond issue and development of the project which is not paid out of the bond proceeds will be borne by the company.

Information relative to the proposed financial structure includes:

Financial Structure: Corporate Debt  
Security: First mortgage on assets financed with bond proceeds.  
Marketing: Direct purchase of Bonds by Wells Fargo Bank, N.A.

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### LEGAL

Under the 1986 Tax Act, facilities for 501(c)(3) corporations are eligible for financing with tax-exempt Industrial Development Revenue Bonds provided that the project is part of the corporation's normal course of business. Bonds issued for the benefit of a 501(c)(3) corporation are also exempt from the requirement of being included under the state bond volume cap.

If accepted for processing by the Authority, the project will be referred to the County Attorney's Office and Bond Counsel for review and comment.

### ECONOMIC IMPACT

Jessie Trice Community Health Center, Inc. reports they currently employ 280 persons with an annual payroll approximating \$14,980,000. The Company projects an increase of nine (9) new job opportunities in Miami-Dade County within the year following completion of the project with an estimated annual payroll approximating \$395,000. In addition to the new job opportunities, other economic benefits will include added support to the local construction industry.





**MIAMI-DADE COUNTY  
INDUSTRIAL DEVELOPMENT AUTHORITY  
TEFRA/PUBLIC HEARING**

The Miami-Dade County Industrial Development Authority (the "Authority") has been requested to issue its Revenue Bonds in an aggregate principal amount not exceeding \$3,000,000 (the "Bonds"), the proceeds of which will be used to make a loan or loans to Jessie Trice Community Health Center, Inc. ("Borrower"), a Florida not for profit corporation and an organization which is described in Section 601(c)(3) of the Internal Revenue Code of 1986, as amended, for the purpose of (i) refinancing the costs of the acquisition, construction, installation and equipping of the Borrower's principal corporate and training offices and dental care facilities located at 5607 NW 27th Avenue, Miami, Florida 33142, consisting of a two-story building containing approximately 22,750 square feet and related and appurtenant facilities, improvements, furniture, fixtures and equipment, and (ii) pay certain costs of issuing the Bonds (collectively, the "Project"). The Project will continue to be owned and operated by the Borrower. The Borrower is a federally qualified health care center that provides comprehensive primary health care services at various locations in Miami-Dade County, Florida.

The Bonds shall not be a debt, liability or obligation of the Authority or of Miami-Dade County, Florida, or of the State of Florida, or of any political subdivision thereof, but shall be payable solely from the proceeds derived from the repayment of the related loan or loans, or from the other security pledged therefore.

Please take note that the Executive Director of the Authority (as its hearing officer) will hold a public hearing concerning the nature and location of the Project and the proposed issuance of the Bonds at the Brickell City Tower, 80 SW 8th Street, Suite 2801, Miami, Florida, on Monday, November 24, 2014 commencing at 11:00 a.m. or shortly thereafter, at which time any person may be heard regarding the proposed issuance of the Bonds and the nature and location of the Project. The Authority will submit a transcript of the statements at the hearing to the Board of County Commissioners, Miami-Dade County, Florida, which must approve or disapprove the issuance of the Bonds.