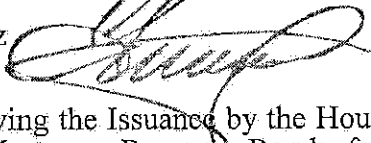


Memorandum



Date: June 5, 2018

To: Honorable Chairman Esteban L. Bovo, Jr.
And Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Approving the Issuance by the Housing Finance Authority of Miami-Dade of its Multifamily Mortgage Revenue Bonds for Westview Garden Apartments for the purpose of Section 147(f) of the Internal Revenue Code of 1986

Agenda Item No. 10(A)(2)

Recommendation

As outlined in the enclosed memorandum from the Housing Finance Authority of Miami-Dade County (HFA), the attached resolution authorizes the HFA to issue Multifamily Mortgage Revenue Bonds (Bonds) in one or more series in an aggregate principal amount not to exceed \$14,000,000 for the acquisition and rehabilitation of Westview Garden Apartments (Project).

Scope

The Project is located in Commission District 2 at 2300 NW 119th Street, in Miami, Miami-Dade County, Florida (the "County").

Funding Impact/Funding Source

The principal and interest on the Bonds shall not constitute a debt, liability or a general obligation of the HFA, County, the State of Florida or any political subdivision of each, but shall be the responsibility of the owner of the Project.

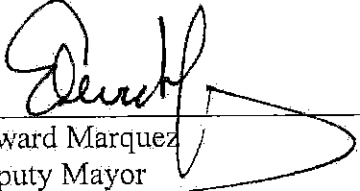
Track Record/Monitoring

Westview Garden Apartments will be owned by Westview Garden Preservation, LTD, a Florida limited partnership.

Background

As stipulated in Section 147(f) of the Internal Revenue Code of 1986, as amended (Code), the Board of County Commissioners, as the highest governing body, must approve the issuance of the Bonds by the HFA as required by the Code after a public hearing. The public hearing was held by the HFA and such public hearing disclosed no reason why the Bonds should not be issued.

The Series 2018 Bonds are expected to be issued by September of 2018.


Edward Marquez
Deputy Mayor

Memorandum



Date: May 3, 2018

To: Honorable Carlos Gimenez
Mayor

From: Don Horn, Chairman *Don Horn / CG*
Housing Finance Authority of Miami-Dade County

Subject: Resolution Approving the Issuance of Multifamily Mortgage Revenue Bonds for Westview Garden Apartments for the purpose of Section 147(f) of the Internal Revenue Code of 1986

The Housing Finance Authority of Miami-Dade County (the "Authority") requests that the attached Resolution be placed on the appropriate agenda for consideration by the Board of County Commissioners ("BCC") for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"). The Resolution approves the issuance by the Authority of its Multifamily Mortgage Revenue Bonds ("Bonds") in an aggregate principal amount not to exceed \$14,000,000 to finance the acquisition and rehabilitation of the Westview Garden Apartments (the "Project").

Scope

The Project is located in Commission District 2 at 2300 NW 119th Street, in Miami, Florida (the "County").

Funding Impact/Funding Source

Neither the County nor the Authority has any liability with respect to the repayment of the Bonds. The developer/owner of the Project is solely responsible for repayment of principal and interest on the Bonds.

Track Record/Monitoring

Westview Garden Apartments will be owned by Westview Garden Preservation, LTD, a Florida limited partnership.

Background

The Code requires that a public hearing be held which the Authority conducted on May 11, 2018 and that the BCC approve the issuance of the Bonds by the Authority after considering the results of the public hearing. The approval by the BCC is necessary in order to close the bond financing. The Bonds are expected to be issued by September 2018.

The Project serves a public purpose in that it will provide 160 apartment units to be occupied in part by persons or families of low income.

Attachment



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 10(A)(2)

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
- Statement of social equity 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. 10(A)(2)
6-5-18

RESOLUTION NO. _____

RESOLUTION APPROVING, FOR PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, THE ISSUANCE OF MULTIFAMILY HOUSING REVENUE DEBT OBLIGATIONS BY THE HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA), IN ONE OR MORE SERIES, IN AN AMOUNT NOT TO EXCEED \$14,000,000.00, THE PROCEEDS OF WHICH WILL BE LOANED TO WESTVIEW GARDEN PRESERVATION, LTD., TO FINANCE THE ACQUISITION AND REHABILITATION OF A MULTIFAMILY HOUSING RENTAL PROJECT KNOWN AS WESTVIEW GARDEN APARTMENTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, Westview Garden Preservation, Ltd., a Florida limited partnership (the "Borrower"), has applied to the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") for multifamily mortgage revenue debt financing assistance in an aggregate principal amount not to exceed \$14,000,000.00, in one or more series (the "Debt"), to finance the acquisition and rehabilitation of Westview Garden Apartments, located on an approximately 9.38 acre site located at 2300 Northwest 119th Street, Miami-Dade County, Florida (the "Project") and to be owned by the Borrower; and

WHEREAS, the Project will provide approximately 160 units of rental housing to be occupied by persons or families of low, moderate and middle income and will be owned by the Borrower; and

WHEREAS, the Authority passed Resolution No. HFA 2018-07 on April 23, 2018, attached hereto as Exhibit A, providing its initial approval of the issuance of the Debt in order to provide a loan to the Borrower for the financing of the Project and took further action recommending approval, subject to a favorable Public Hearing, for the purposes of TEFRA (as hereinafter defined), by this Board of the issuance of the Debt; and

WHEREAS, the Authority conducted a Public Hearing on May 11, 2018, notice of which hearing was published on April 26, 2018, in *The Miami Herald* (a copy of said notice is attached hereto as Exhibit B and incorporated herein), for the purpose of considering the issuance of the Debt by the Authority, in conformance with the requirements of the Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”) and Section 147(f) of the Internal Revenue Code of 1986, as amended, and such public hearing disclosed no reason why the Debt should not be issued; and

WHEREAS, this Board concurs in the findings of the Authority that the Project will inure to the benefit of the citizens of Miami-Dade County, Florida,

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

Section 1. The issuance of the Debt in an aggregate principal amount not to exceed \$14,000,000.00, in one or more series, for the purpose of financing a loan to the Borrower in order to finance the acquisition and rehabilitation of the Project, as previously described, is approved.

Section 2. The Debt and the interest on the Debt 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 Debt and neither the faith and credit nor any taxing power of 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 Debt. The Authority has no taxing power.

The foregoing resolution 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:

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Daniella Levine Cava	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
District 5 - Vacant	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.

dsh

David Stephen Hope

EXHIBIT A

RESOLUTION NO. HFA 2018-07

A RESOLUTION EXPRESSING THE INTENT OF THE HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA) TO PROCEED WITH THE ISSUANCE OF ITS NOT TO EXCEED \$14,000,000 MULTIFAMILY FAMILY HOUSING REVENUE DEBT OBLIGATIONS, THE PROCEEDS OF WHICH WILL BE LOANED TO WESTVIEW GARDEN PRESERVATION, LTD., TO FINANCE THE ACQUISITION AND REHABILITATION OF A MULTIFAMILY RENTAL HOUSING PROJECT, AUTHORIZING PUBLICATION OF A TEFRA NOTICE, AUTHORIZING A TEFRA HEARING AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") has determined that there exists a shortage of safe and sanitary housing for persons and families of low, moderate and middle income, within Miami-Dade County, State of Florida; and

WHEREAS, such housing shortage will be partially alleviated by the acquisition and rehabilitation by a private owner of a multifamily rental housing project, to be occupied by persons or families of low, moderate and middle income, to consist of approximately 160 units, located on an approximately 9.38 acre site located at 2300 Northwest 119th Street, Miami-Dade County, Florida, known as Westview Garden Apartments (the "Project"); to be owned by Westview Garden Preservation, Ltd., a Florida limited partnership (the "Owner"); and

WHEREAS, in order to provide financing for the acquisition and rehabilitation of the Project, the Authority intends to issue its tax-exempt multifamily housing revenue debt obligations for the benefit of the Owner, in one or more series or issues, at the same times or at different times in a total aggregate principal amount currently estimated not to exceed \$14,000,000 (herein the "Debt Obligations"), and to enter into a Borrower Loan or Financing Agreement, a

Trust Indenture or Funding Loan Agreement, a Regulatory Agreement as to Tax-Exemption or Land Use Restriction Agreement and other necessary documents with respect to the Project; and

WHEREAS, the Authority deems it necessary to cause the publication of a Notice of Public Hearing for the Project in accordance with the requirements of the Tax Equity and Fiscal Responsibility Act of 1982 ("TEFRA") and Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), which publication the Authority hereby determines to be in the public interest;

NOW, THEREFORE, BE IT RESOLVED by the members of the Housing Finance Authority of Miami-Dade County (Florida), a lawful quorum of which duly assembled, as follows:

SECTION 1. The Authority hereby expresses its intention to approve at a later date, by appropriate resolution, and upon compliance by the Owner with the Authority's "Guidelines for Tax-Exempt Multifamily Housing Financing" with final approval of the Architectural Design and Review Advisory Committee and with certain other conditions to be described to the Owner by the Authority's staff, the financing of a loan to Owner in order to finance the acquisition and rehabilitation of the Project through the issuance of its Debt Obligations and the execution of the necessary documents, including a Trust Indenture or Funding Loan Agreement, Borrower Loan or Financing Agreement and Regulatory Agreement as to Tax-Exemption or Land Use Restriction Agreement and/or such other documents as they deem necessary to effect the tax exempt issuance of the Debt Obligations; provided, however, such Debt Obligations shall not be issued unless the Debt Obligations, if publicly offered, are rated at least A or better by either S&P Global Ratings or Moody's Investors Service, Inc. or both, if both rate the Debt Obligations, or, alternatively, the

Debt Obligations, if not rated, in such category, are sold by private placement to institutional investors.

SECTION 2. This Resolution shall constitute a declaration of the official intent of the Authority, within the contemplation of Section 1.150-2 of the Income Tax Regulations promulgated by the Department of the Treasury, to permit the Owner to use proceeds of the Debt Obligations to reimburse themselves for certain acquisition, rehabilitation, planning, design, legal or other costs and expenses originally paid by the Owner in connection with the Project with funds other than proceeds of the Debt Obligations prior to the issuance of the Debt Obligations (the "Advanced Funds").

The Owner has represented to the Authority that all of the expenditures initially to be made with the Advanced Funds and then to be reimbursed by the Owner from proceeds of the Debt Obligations will be for costs of a type properly chargeable to the capital account of the Project under general income tax principles, non-recurring working capital expenditures (of a type not customarily payable from current revenues), or costs of issuing the Debt Obligations. Other than any preliminary expenditures for architectural, engineering, surveying, soil testing, costs of issuing the Debt Obligations or similar purposes that may have been paid more than sixty days prior to the date of this Resolution, no expenditures to be reimbursed have been paid more than sixty days earlier than the date of this Resolution.

SECTION 3. The intent period for the Project shall have a term of one (1) year from the date of adoption of this Resolution (the "Intent Period"). The Intent Period is subject to extension by the Authority upon compliance by the Owner or certain requirements established by the

Authority, including, the payment of an additional fee to the Authority and bond counsel at the termination of the Intent Period.

SECTION 4. The publication of a Notice of Public Hearing for purposes of TEFRA is hereby authorized to be published and the staff of the Authority is hereby authorized to conduct on behalf of the Authority the TEFRA hearing regarding the issuance of the Debt Obligations as required by Section 147(f) of the Code, and to make a report to the Board of County Commissioners of Miami-Dade County of the public hearing. The Board of County Commissioners of Miami-Dade County is hereby respectfully requested to approve the issuance of the Debt Obligations by the Authority to finance the Project for purposes of Section 147(f) of the Code.

SECTION 5. It is expressly stated and agreed that the adoption of this Resolution is not a guaranty, express or implied, that the Authority shall approve the closing and issue its Debt Obligations for the Project. This Resolution is qualified in its entirety by the provisions of Chapter 159, Part VI, Florida Statutes, or any subsequently enacted or effective Executive Order or legislation concerning a State volume ceiling on multifamily housing bonds. In regard to the State volume ceiling for multifamily housing bonds, the Authority can make no guarantees as to the method by which funds will be allocated to any particular project, including the Project, and to which projects, including the Project, funds will be allocated. The Owner shall hold the Authority and its past, present and future members, officers, staff, attorneys, financial advisors, and employees harmless from any liability or claim based upon the failure of the Authority to close the transaction and issue the Debt Obligations or any other cause of action arising from the adoption of this Resolution, the processing of the financing for the Project, the issuance of the

Debt Obligations except for the gross negligence and willful and wanton misconduct of the Authority.

SECTION 6. The Authority has no jurisdiction regarding zoning and land use matters and the adoption of the Resolution is not intended to express any position or opinion regarding same.

SECTION 7. All resolutions and orders or parts thereof, of the Authority, in conflict herewith are, to the extent of such conflict, hereby modified to the extent of such conflict, and this Resolution shall take effect from and after its passage, the public welfare requiring it.

SECTION 8. It is found and determined that all formal actions of this Authority concerning and relating to the adoption of this Resolution were taken in an open meeting of the members of this Authority and that all deliberations of the members of this Authority and of its committees, if any which resulted in such formal action were taken in meetings open to the public, in full compliance with all legal requirements.

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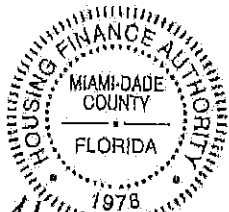
The roll being called on the question of adoption of the Resolution, the vote thereon resulted as follows:

AYES:	<u>8</u>
NAYS:	<u>0</u>
ABSTENTIONS:	<u>0</u>


This Resolution shall become effective immediately upon its adoption. The presiding officer declared said Resolution adopted and approved in open meeting.

Adopted this 23rd day of April, 2018.

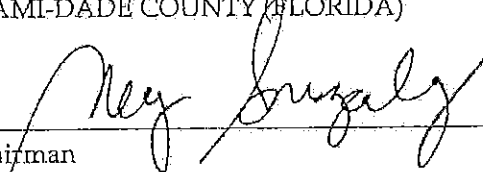
(Seal)



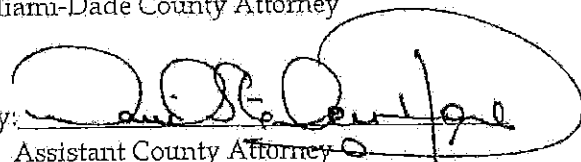
Attest:


Assistant Secretary

HOUSING FINANCE AUTHORITY OF
MIAMI-DADE COUNTY (FLORIDA)


Chairman

Approved as to form and
legal sufficiency by the
Miami-Dade County Attorney

By: 
Assistant County Attorney
for Miami-Dade County, Florida

Miami Herald Media Company
3511 NW 91 Avenue
Miami, FL 33172



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO
177212	0003634155-01	NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Housing	

Attention:

HOUSING FINANCE AUTHORITY
7855 NW 12 ST STE 202
ATTENTION : TAQUAN WILLIAMS
MIAMI, FL 33126

**PUBLISHED DAILY
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: JEANNETTE MARTINEZ, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue(s) of:

Publication: Miami Herald
Zone: MIA-Full Run
April 26, 2018

Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s).

Sworn to and subscribed before me this 26th day of April, 2018



LEGAL NOTICES

Notice of Proposed Home Addition; Master Bedroom/Bathroom; the proposed Addition encroaches 1'-9" into a 25'-0" Rear Setback; Owner has applied for an Administrative Adjustment 2919 sw. 62 ave.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") will conduct a public hearing to which all interested persons are invited.

DATE AND TIME: Friday, May 11, 2018 at 10:00 a.m.

PLACE: 7855 NW 12th Street, Suite 202, Miami, Florida 33126.

PURPOSE: To conduct a public hearing concerning the proposed issuance of debt by the Authority, in the aggregate face amount of not to exceed \$38,500,000, in one or more series, the proceeds of which will be loaned to Golden Lakes Partners, Ltd., a Florida limited partnership (the "Borrower") to finance the acquisition and rehabilitation of the following:

CONTINUED IN NEXT COLUMN

LEGAL NOTICES

multi-family rental property comprised of sixteen (16) buildings, to be occupied by elderly persons or families of low, moderate and middle income;

Golden Lakes Apartments, 424 units located on an approximately 10.5 acre site located at 1300 NW 155th Lane, in Miami, Miami-Dade County, Florida. The owner will be the Borrower.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed issuance of the debt to finance the listed property, Golden Lakes Apartments.

Any person who decides to appeal any decision made by the Authority at this hearing, or by the Board of County Commissioners of Miami-Dade County, Florida with respect to the approval of the issuance of the bonds, he or she will need a record of the proceedings, and he or she 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.

HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA)

LEGAL NOTICES

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Housing Finance Authority of Miami-Dade County (Florida) (the "Authority") will conduct a public hearing to which all interested persons are invited:

DATE AND TIME: Friday, May 11, 2018 at 10:00 a.m.

PLACE: 7855 NW 12th Street, Suite 202, Miami, Florida 33126.

PURPOSE: To conduct a public hearing concerning the proposed issuance of debt by the Authority, in the aggregate face amount of not to exceed \$14,000,000, in one or more series, at the same time or at different times, the proceeds of which will be loaned to Westview Garden Preservation, Ltd., a Florida limited partnership (the "Borrower") to finance the acquisition and rehabilitation of the following multifamily rental property, to be occupied by persons or families of low, moderate and middle income:

Westview Garden Apartments, approximately 160 units located on an approximately 9.38 acre site located at 2300 Northwest 119th Street, Miami, Miami-Dade County, Florida to be owned by the Borrower.

CONTINUED IN NEXT COLUMN

LEGAL NOTICES

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed issuance of the debt to finance the listed property, Westview Garden Apartments. Any person who decides to appeal any decision made by the Authority at this hearing, or by the Board of County Commissioners of Miami-Dade County, Florida with respect to the approval of the issuance of the bonds, he or she will need a record of the proceedings, and he or she 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.

HOUSING FINANCE AUTHORITY OF MIAMI-DADE COUNTY (FLORIDA)

FICTITIOUS NAMES

CANNES Working Dog, pets accessories, training and services, 10280 NW 9th circle apt 207 Miami FL 33177 / 786 838 8056 / cannes.usa@gmail.com / @canines.us

FICTITIOUS NAMES

COMPYWALK NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business, under the fictitious name of COMPYWALK, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, Florida and/or Clerk of the Circuit Court of Miami-Dade, FL BECAUSE IT WORKS LLC

FICTITIOUS NAME Notice is hereby given that the undersigned intends to file, Miami Cardiac & Vascular Institute Cardiothoracic Surgery, as a fictitious name with the Department of State, Division of Corporations, Tallahassee, FL, Baptist Health Medical Group Physicians, LLC, 6855 Red Road, Suite 600, Coral Gables, FL 33143.

FICTITIOUS NAME Notice is hereby given that the undersigned intends to file, Miami Cardiac & Vascular Institute Diagnostic Center as a fictitious name with the Department of State, Division of Corporations, Tallahassee, FL, Baptist Health Medical Group Physicians, LLC, 6855 Red Road, Suite 600, Coral Gables, FL 33143.

FICTITIOUS NAME Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of Coral Way, as a fictitious name with the Department of State, Division of Corporations, Tallahassee, FL, West Kendall Baptist Hospital, Inc., 9555 SW 162nd Avenue, Miami, FL 33156.

FICTITIOUS NAMES

FICTITIOUS NAME Notice is hereby given that the undersigned, desiring to file, Miami Cardiac & Vascular Institute Cardiology Group, as a fictitious name, with the Department of State, Division of Corporations, Tallahassee, FL, Baptist Health Medical Group Physicians, LLC, 6855 Red Road, Suite 600, Coral Gables, FL 33143.

FICTITIOUS NAME NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under the fictitious name of LEO'S DOGS TRAINING ACADEMY located at 11805 NW 89 ST, #207, Doral, FL 33170, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL.

NOTICE NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jamerson's Irish Pub & Market intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Miami-Dade, FL.

NOTICE NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CHIC BUDS, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, FL and/or Clerk of the Circuit Court of Miami-Dade, FL. TRAINING DDHA, 193 Ocean Lane dc #913 Key, Biscayne, FL 33149

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15