

EXHIBIT H



Workforce Housing Multifamily Development  
RFP HED.HBLP.2024.4

APPLICATION COVER SHEET

Name of Project: Judge Rodgers Court

Project Developer/Applicant: Riviera Beach Housing Authority

Project Type: Workforce Housing - Rental

Project Location: Riviera Beach Florida

Total Project Cost: \$58,685,560.00

Amount Requested from RFP HED.HBLP.2024.4: \$13,000,000.00

Total Number of Units: 150

Proposed Number of County-Assisted Units: 150

Green Building and Sustainability: Florida Green Coalition

Contact Person/Title: John W. Hurt

Contact Phone Number: ~~(561)~~ 561-845-7450

Contact E-Mail Address: jhurt@rbhaf1.org

ALL REQUESTED INFORMATION MUST BE COMPLETED





**Addendum No. 1 to RFP HEDHBLP.2024.4**

**Request for Proposals (RFP)  
Workforce Housing Multifamily Development**

Date Addendum No. 1 Issued:

March 27, 2024

RFP Contact:

Jeff Bolton  
Housing & Economic Development  
100 Australian Avenue, Suite 500  
West Palm Beach, FL 33406  
Phone: 561-233-3612  
E-mail: [HEDHBLP@pbcgov.org](mailto:HEDHBLP@pbcgov.org)

---

**PURPOSE OF THIS ADDENDUM:**

The purpose of this Addendum is to:

1. Revise the RFP to modify the proposal requirement in Section II(A)(1) to include the completed Application Cover Sheet as shown in Exhibit H of the RFP.
2. Revise the RFP to modify the proposal requirement in Section II(A)(10) to allow additional time for ensuring project is Shovel Ready upon final approval by the Palm beach County Board of County Commissioners.

**GENERAL INSTRUCTIONS:**

- This Addendum No. 1 constitutes an integral part of the RFP and shall be read in conjunction with the RFP.
- Where inconsistent with the original RFP, this Addendum shall govern.
- It is the responsibility of all respondents to the RFP to conform to this Addendum.
- Unless specifically changed herein, all other requirements, terms and conditions of the RFP remain unchanged and can only be modified if in writing.

- Respondents shall provide acknowledgment receipt to the RFP Contact of this Addendum on the form included with this Addendum as Exhibit A.

#### **REVISIONS TO THE RFP**

**A. Respondents are directed to Section II.A.10,**

- 1. Section 11.A.1 shall be modified to include the following additional language at the beginning of the section:**

Provide a completed copy of the Application Cover Sheet as attached in EXHIBIT H.

- 2. Section 11.A.10 shall be deleted in its entirety and replaced with the following:**

10. Identify the approved development status and all required permitting and approvals, including verification of zoning, construction plans and percentage of completion, letters of utility availability, and a site plan approval status for the project site. Projects must be Shovel Ready prior to final BCC approval in order to be eligible for assistance through this RFP. *Submit as Attachment 10.*

**EXHIBIT A**

**to**

**Addendum No. 1**

**to**

**RFP HED.HBLP.2024.4**

**ADDENDUM ACKNOWLEDGEMENT FORM**

to

**Addendum No. 1**

to

**RFP HED.HBLP.2024.4**

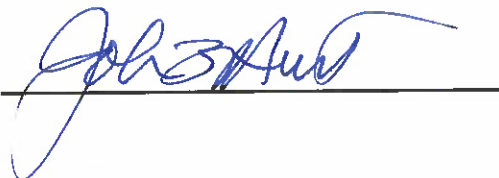
**By signing this Form, Respondent acknowledges receipt of this Addendum No. 1 to RFP HED.HBLP.2024.4.**

**Respondents shall provide a copy of this Acknowledgement Form.**

**This Addendum consists of four (4) pages.**

**Respondent:** RIVIERA BEACH HOUSING AUTHORITY

**By Name & Title:** JOHN W. HURT, EXECUTIVE DIRECTOR

**Signed:**  **Date:** 04/01/2024

# Response to RFP HED HBLP.2024.4

## Riviera Beach Housing Authority Judge Rodger Court

### Proposal Index

Attachment 1: .....Project Description

Attachment 2: .....Contact Information

Attachment 3: .....Organizational Chart

Attachment 4: .....Development Experience

Attachment 5: ..... Site Control

Attachment 6: ..... Development Proforma

Attachment 7: ..... 15-year Operating Proforma

Attachment 8: ..... Funding Sources

Attachment 9: ..... Project Schedule

Attachment 10: ..... Development Requirements

Attachment 11: .....Municipal Assistance

Attachment 12: .....Residential Displacement

Attachment 13: ..... Respondent Certification Form

Attachment 14: ..... Disclosure of Beneficial Interests

Attachment 15: ..... Disclosure of Relationships with County

Attachment 16: .....Litigation History

Attachment 17: ..... Drug Free Workplace Certification



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



# ATTACHMENT NO. 1

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT NO. 1  
 Judge Rodger Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
 Palm Beach County HED 2024

**Detailed Project Description** – Judge Rodgers Court is a proposed 150-unit workforce housing development in the heart of the City of Riviera Beach. The proposed development is a response to the overwhelming need for more affordable housing. **The proposed development will serve an income population of up to 140% of area medium income (AMI) and below.**

The project will consist of two detached buildings outlining the 4.5-acre parcel located at 251 W. 11<sup>th</sup> Street, Riviera Beach, FL. Just two blocks from Highway US-1 (Broadway), the development will be a best-in-class multifamily housing complex; the property will consist of one-bedroom, two-bedroom, and three-bedroom units. The complex is designed for surface parking with a host of state-of-the-art amenities. The amenities consist of an onsite management office, retail space at the ground floors, gym, club house, swimming pool, pickleball court, business center, yoga garden, outdoor grills, and a kid’s playground. The project will consist of a concrete super structure with impact windows, central A/C system, and designed with sustainable materials. All units will have energy efficient appliances.

Designed with a modern aesthetic, Judge Rodger Court is located east of Interstate 95, just blocks away from the new Riviera Beach Marina. Highway US -1 (Broadway) is located two blocks west from the site; which provides direct access to public transportation. Palm Tran Route 1 provides critical public access from Palm Beach Gardens through Boca Raton. In addition to being close to major bus routes, the proposed development is within 1.5-mile radius of Trial Rail station and 5-mile radius of the Brightline station. The unit mix consist of 30 one-bedrooms units, 80 two-bedrooms, and 40 three-bedroom units. All units will be county assisted units.

<b>Residential Unit Mix</b>	<b>Unit Count</b>	<b>SF</b>	<b>Total SF</b>	<b>Rent PSF</b>	<b>Rent per Unit</b>
80% AMI 1 Bed / 1 Bath	5	900 SF	4,500 SF	\$1.62	\$1,462
120% AMI   1 Bed / 1 Bath	15	900 SF	13,500 SF	\$2.44	\$2,193
140% AMI 1 Bed / 1 Bath	10	900 SF	9,000 SF	\$2.84	\$2,558
80% AMI 2 Bed / 2 Bath	12	990 SF	11,880 SF	\$1.77	\$1,754
120% AMI   2 Bed / 2 Bath	55	990 SF	54,450 SF	\$2.62	\$2,595
140% AMI 2 Bed / 2 Bath	13	990 SF	12,870 SF	\$3.04	\$3,005
80% AMI   3 Bed / 2 Bath	2	1,080 SF	2,160 SF	\$1.87	\$2,015
120% AMI   3 Bed / 2 Bath	22	1,080 SF	23,760 SF	\$2.81	\$3,030
140% AMI 3 Bed/2 Bath	16	1,080 SF	17,280 SF	\$3.27	\$3,530



**RIVIERA BEACH HOUSING AUTHORITY**  
 Building Excellence





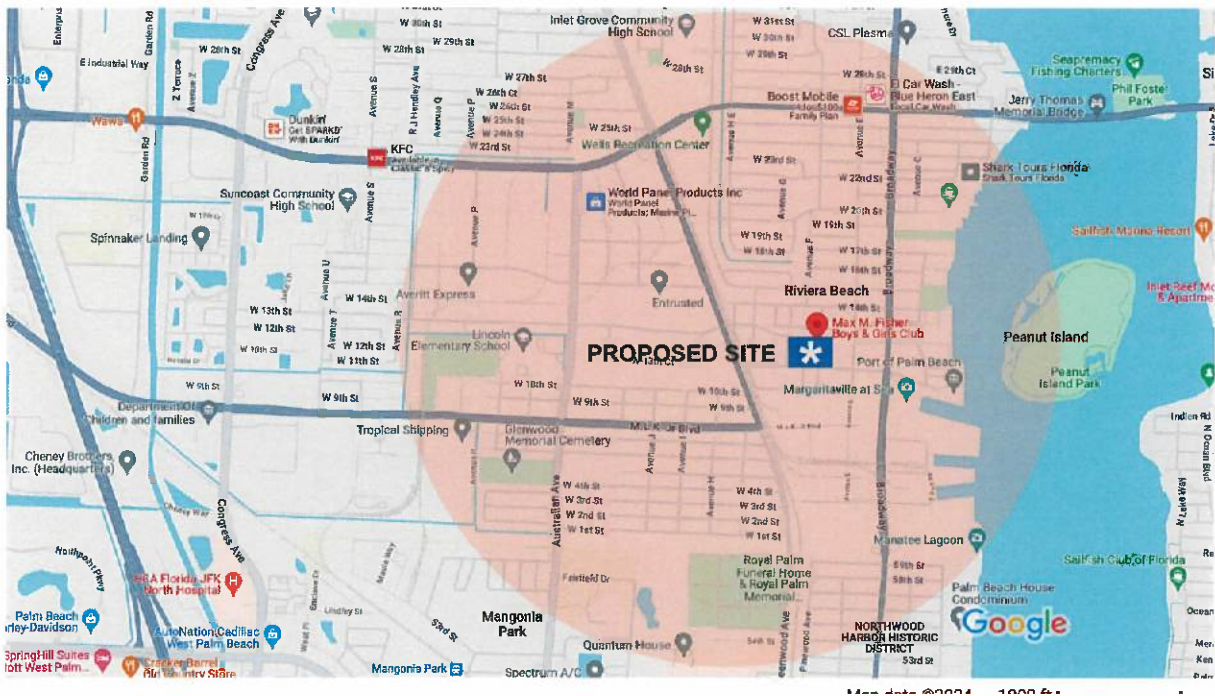
ATTACHMENT No. 1  
 Judge Rodgers Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
 Palm Beach County HED 2024

The following table highlights all the perinate information regarding the site:

Description	Information
Property Address	251 W. 11 <sup>th</sup> Street, Riviera Beach, FL 33404
Parcel Control Number	56-43-42-33-06-030-0010
Census Track	Census Track 14.04 - Low Income Community
Targeted Population	Area Medium Income of 140% and below

The proposed development is in the heart of Palm Beach County marine industry and Port of Palm Beach. The Boys and Girls of Club of Riviera Beach is adjacent to the site and will serve as direct hub for youth service programs. All major retailers, grocery stores, hospitals, schools are within close proximity of the site. The proposed development does not have any other county assistance in the capitalization plan.

The map below depicts the site location:



RIVIERA BEACH HOUSING AUTHORITY  
 Building Excellence



ATTACHMENT No. 1  
 Judge Rodgers Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
 Palm Beach County HED 2024

<b>Community Amenity</b>	<b>Proximity From Site</b>
Boys & Girls Club of Riviera Beach	Adjacent to Development Site
Palm Tran Bus Stop (Stop ID 69)	0.4 Miles
West Riviera Beach Elementary School	1.3 Miles
Lincoln Elementary School	1.2 Miles
Inlet Grove High School	1.3 Miles
John F. Kennedy Middle School	2.2 Miles
Suncoast High School	2.1 Miles
Good Samaritan Hospital	5.0 Miles
Integrated Healthcare Systems	0.8 Miles
Publix Supermarket	1.4 Miles
Port of Palm Beach	1.0 Miles
Wells Recreation Center	1.0 Miles

The following is a rendering of the site plan:



The following are the proposed elevations of the site, South Elevation:



**RIVIERA BEACH HOUSING AUTHORITY**  
 Building Excellence







The rendering below depicts the swimming pool and outdoor amenities for Judge Rodgers Court.





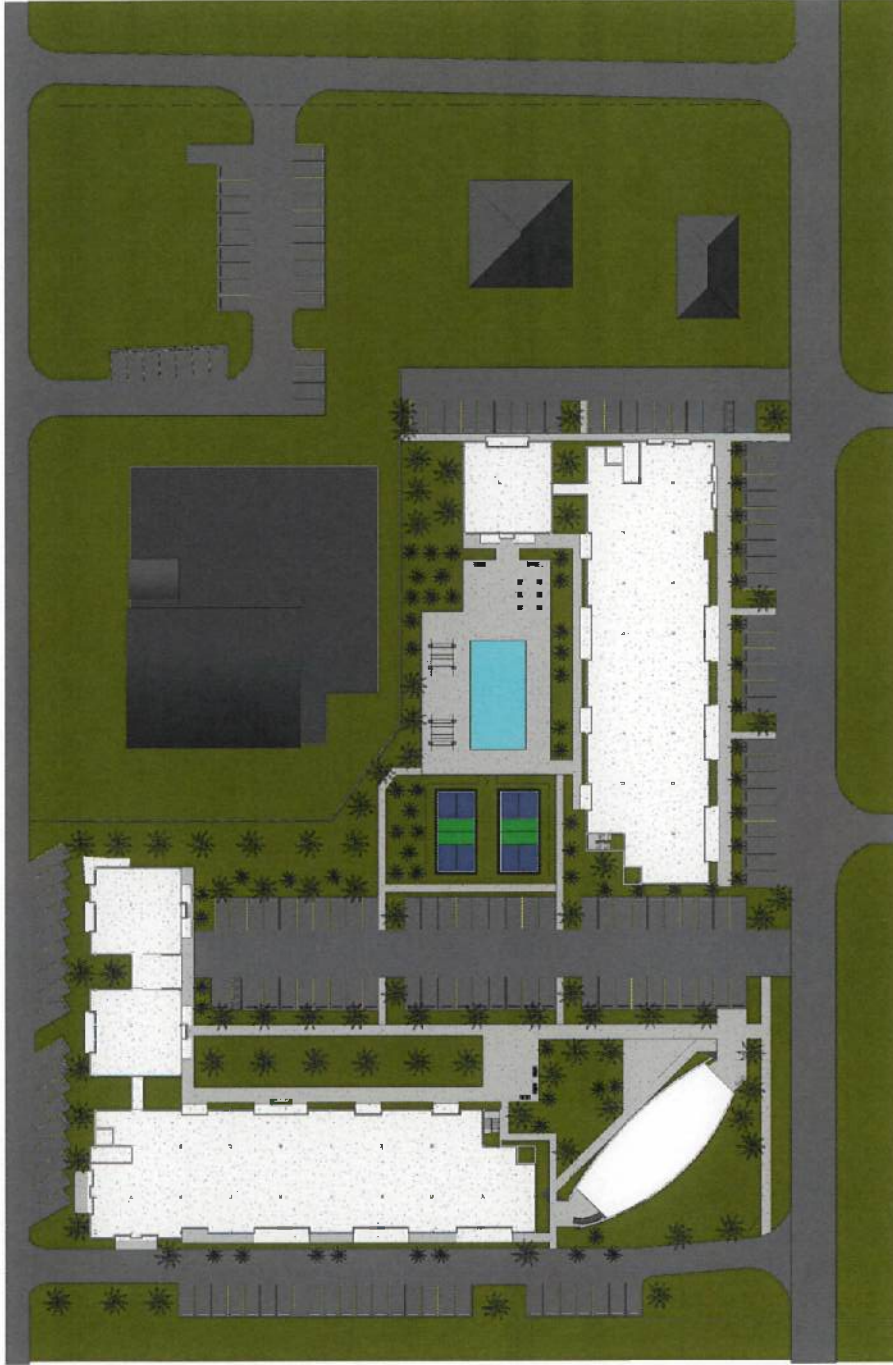
ARCHITECTURE  
URBAN DESIGN  
PLANNING  
INTERIORS

# JUDGE EDWARD RODGERS COMPLEX

DATE: Issued Date  
PROJECT NO.: B22361

C1

Site Plan



Architectural Site Plan  
1" = 320'

Surface Parking Schedule	
Description	Count
Compliment	171
<b>Grand Total:</b>	<b>171</b>





ARCHITECTURE  
URBAN DESIGN  
PLANNING  
INTERIORS

# JUDGE EDWARD RODGERS COMPLEX

DATE: June 2016  
PROJECT NO.: B023-01

## A6

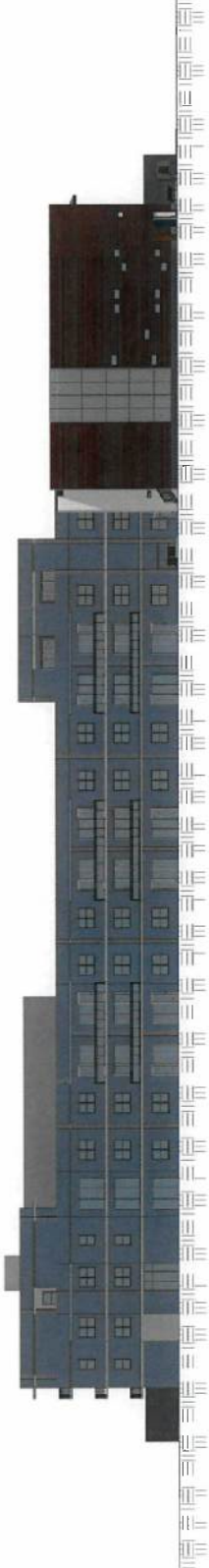
### Elevations



① North Elevation  
1/8" = 1'-0"



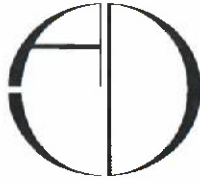
② South Elevation  
1/8" = 1'-0"



③ West Elevation  
1/8" = 1'-0"



④ East Elevation  
1/8" = 1'-0"



## Evidence of GREEN STANDARD

ARCHITECTS DESIGN COLLABORATIVE LLC

August 30<sup>th</sup>, 2023

Sent Via Email to: tbooty@urbanfarmersinc.com  
Terry Booty  
Urban Farmers, inc  
816 NW 1<sup>st</sup> Ave, Suite G  
Hallandale Beach, FL 33009

RE: Judge Edward Rodgers Complex  
13<sup>th</sup> Street & W. Parker Dr., Riviera Beach, FL.

Dear Terry:

It is with great pleasure that I present you (herein after, Owner) with this proposal for professional services for your new Project to be located on the property described herein, on behalf of ARCHITECTS DESIGN COLLABORATIVE (hereinafter, ADC). Owner acknowledges that this proposal is based on the design parameters discussed during our meetings and preliminary drawings for discussion purposes and that this will be a negotiated contract with a general contractor of Owner's choice, not a Bid-Build project delivery.

Our services include the architectural design documents to be submitted as part of the Site Plan Approval process. Our services are contingent upon receiving timely building program documentation, site soil borings with geotechnical report stating foundation recommendation and a current property survey showing base flood elevation as required to perform the services proposed. Upon your signature this proposal will serve as our agreement for services.

### LEGAL DESCRIPTION

Parcel #56 43 42 33 06 03 00 010

**Upon further design development, Judge Rodgers Court will be a Florida Green building coalition certified sustainable project. The "green" elements will be tracked and documented throughout the construction process.**

### Disclaimer:

*Our work product will be based on the potential development capacity of the site as determined by the City. The owner acknowledges that ADC and its consultants cannot control the outcome of the "Approval Process" which can be subjective and politically influenced, for which reason(s), the outcome may not be as initially conceived and designed, even if all staff review comments and code requirements. The Owner is advised to seek legal representation for this process.*

### ARCHITECTS DESIGN COLLABORATIVE, LLC

ARCHITECTURE ARCHITECTURE URBAN DESIGN URBAN DESIGN PLANNING PLANNING INTERIORS INTERIORS  
10489 SW MEETING STREET / TRADITION / PORT ST LUCIE, FL 34987 T. 772.286.9004  
ADC CORPORATE REGISTRATION NO. AA26001875  
WWW.ADC-ARCHITECTS.NET

  
INITIAL HERE

# ATTACHMENT NO. 2

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT NO. 2

Judge Rodger Court – Riviera Beach

**RFP HED HBLP.2024.4 RESPONSE**

Palm Beach County HED 2024

**Name of Project:** Judge Rodgers Court

**Name of Project Developer:** Judge Rodger Court LLC

**Organization:** Riviera Beach Housing Authority

**Address:** 2014 W. 17<sup>th</sup> Court, Riviera Beach FL 33404

**Contact Person:** John W. Hurt

**Phone:** direct (561) 845v- 7450

**Email:** [jhurt@rbhfl.org](mailto:jhurt@rbhfl.org)

Developer – Judge Rodgers Court LLC (S.P.E.)

**Riviera Beach Housing Authority/Harborside Affordable Housing Development, Inc.**

John W. Hurt

Co-Sponsor - Urban Farmers Inc.

Terry C. Booty

Email: [tbooty@urbanfarmersinc.com](mailto:tbooty@urbanfarmersinc.com)

Asset Management – New Urban Development an Affiliate of the Urban League of Greater Miami

**Oliver L. Gross – President**

8500 NW 25<sup>th</sup> Ave., Miami, FL 33147

Phone: 305 696 4450

Email: [oliverg@nudllc.org](mailto:oliverg@nudllc.org)

Website: [newurbandevelopment.org](http://newurbandevelopment.org)

Limited Equity Partners – O'Connor Capital Partners

**Peter Bergner – Vice President – Palm Beach**

240 Royal Palm Way Suite 200

Palm Beach, FL 33480

Email: [pbergner@oconnorcorp.com](mailto:pbergner@oconnorcorp.com)

Website: [www.oconnorcp.com](http://www.oconnorcp.com)

Architect – Architects Design Collaborative, LLC

**Eugene R. Fagan– Architect of Record**

10489 SW Meeting Street

Port St. Lucie FL 33009

Phone: 772 286 9004

Email: [admin@adc-architects.net](mailto:admin@adc-architects.net)

Website: [www.adc-architects.net](http://www.adc-architects.net)

General Contractor – D. Stephenson Construction + Total Solution Contractors

**Dwight Stephenson + Ryan Dobson**

401 W. Atlantic Ave. Suite 9

Delray Beach, FL 33014

Phone: (561) 910 9956

Email: [dwight@dstepheson.com](mailto:dwight@dstepheson.com) + [rdobson@totalsolutioncontractors.com](mailto:rdobson@totalsolutioncontractors.com)



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence





ATTACHMENT NO. 2  
Judge Rodger Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

Transactional Attorney – John P. Grygiel

**ZKS Law**

315 East Robinson Street  
Orlando, FL 32801  
Phone: 407 563 4386  
Email: [jgrygiel@zkslaw.com](mailto:jgrygiel@zkslaw.com)

Land Use Attorney - Hope Calhoun, Esq.

**Dunay Miskel Backman**

14 SE 4<sup>th</sup> St #36,  
Boca Raton FL 33432  
Email: [hcalhoun@miskelbackman.com](mailto:hcalhoun@miskelbackman.com)  
Phone: 561 405 3324

Housing Authority Attorney - Saxon Gilmore and Carraway, P.A

**Bernice Saxon**

201 E Kennedy Blvd. Suite 600  
Tampa, Florida 33602  
Email: [bsaxon@saxongilmore.com](mailto:bsaxon@saxongilmore.com)  
Phone: (813) 314 - 4555

Civil Engineer - Calvin, Giordano, & Associates, Inc.

**Jenna Martinetti - P.E.**

1800 Eller Drive Suite 600  
Fort Lauderdale, FL 33316  
Email: [jmartinetti@cgasolutions.com](mailto:jmartinetti@cgasolutions.com)  
Phone: (954) 266 - 6470

Local Municipality - City of Riviera Beach

**Johnathan Evans - City Manager**

1481 W. 15<sup>th</sup> Street, Suite 238  
Riviera Beach FL 33404  
Email: [Jevans@rivierabeach.org](mailto:Jevans@rivierabeach.org)  
Phone: (561) 812 6601

Construction Lender – M&T Realty Capital Corporation

**Chad Musgrove – Senior Vice President**

One Light Street 12<sup>th</sup> Floor  
Baltimore, MD 212202  
Email: [cmusgrove@mtb.com](mailto:cmusgrove@mtb.com)  
Phone: (228) 265 2365



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence



# ATTACHMENT NO. 3

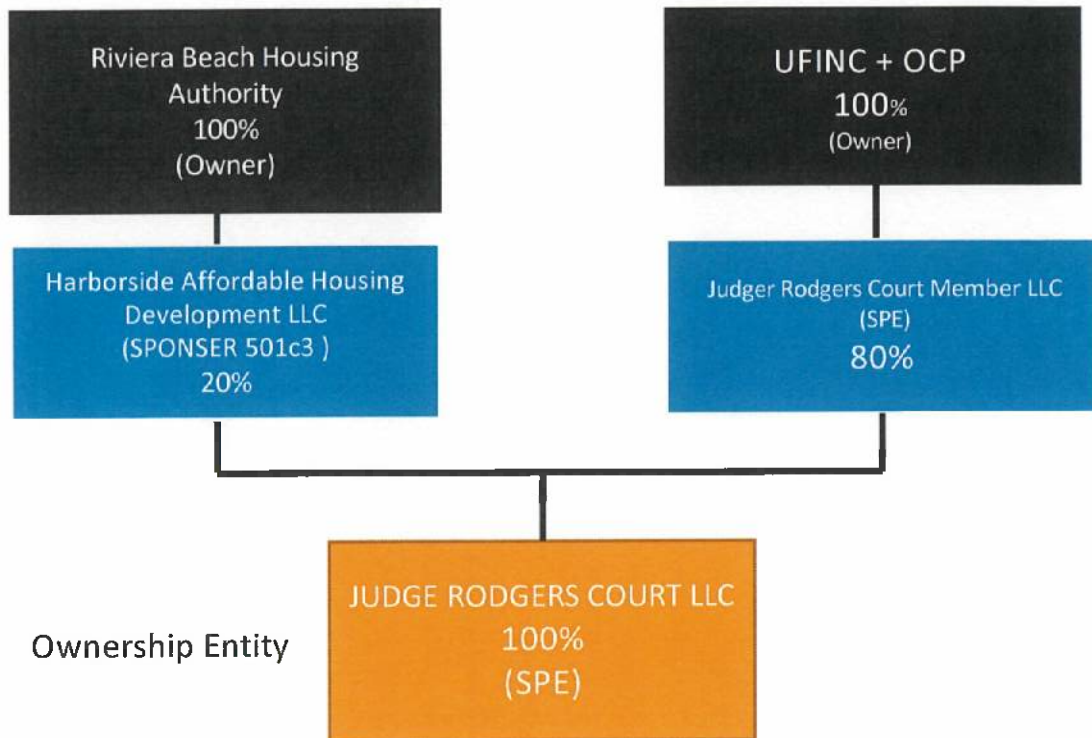
Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



## ORGANIZATIONAL CHART



The organizational chart represents the management and membership interest in the development of Judge Rodger Court. The Riviera Beach Housing Authority will facilitate the surplus and conveyances (low-cost land) from the City of Riviera Beach for housing development. UFINC will be responsible for the day-to-day execution of the development activity, provide the required guarantees to the lending institutions, and the required equity to complete the capitalization plan. Upon successful underwriting, the respective parties will enter into binding joint venture agreements.



# ATTACHMENT NO. 4

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



## COMPLETED PROJECTS

The following highlights the relevant **completed** projects by Riviera Beach Housing Authority, Urban Farmers Inc., O'Connor Capital Partners and New Urban Development in the South Florida region and beyond. These projects consist of acquisition rehabilitations and new construction:

### **Heron Estates Phase I and Phase II - Riviera Beach, FL**

Units: 181 units

Occupancy Type: Multi-family

Status: Completed in 2023

Roll: Sponsor/Owner

#### **Development Summary:**

Completed in two phases, Heron estates is the re-development of the Ivory Green site, located on the westside of Riviera Beach. The project Located in Riviera Beach, Florida and encompasses both senior and family housing. The project consists of one, two, and three bedroom units. The project was funded through tax credit bonds, and private debt. The project complies with all federal and state regulation as it relates to fair housing. The buildings remain 99% occupied.

### **The Villages Apartments - Phase I. Miami FL**

Units: 150

Occupancy Type: Multi-family

Status: Completed in 2018

Roll: Sponsor/Owner

#### **Development Summary:**

Located in Miami, Florida, The Villages Apartments is the first of a two-phased development plan to provide quality affordable housing to the neighborhood of Liberty City. The Villages Apartments is a multifamily 150-unit development for families who meet the necessary income limits. The property consists of 150 residential units across two buildings, with onsite amenities such as a community room, business center, in-unit washer and dryer, fitness center, outdoor playground and swimming pool. The property was completed in April 2018.

### **Super Manor Apartments Phase II, Miami FL**

Units: 76

Occupancy Type: Senior Multi-family

Status: Completed

Roll: Sponsor/Owner

#### **Development Summary:**

Project consisted of acquisition and rehabilitation of (76) occupied one, and, two bedroom units. This transaction involved the purchase of the property from a U.S. bankruptcy trustee. It also

ATTACHMENT NO. 4  
Judge Rodgers Court - Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

required the development and implementation of a tenant relocation plan in compliance with the federal Uniform Relocation Act.

## **Lakeview Apartments, Miami FL**

Units: 40

Occupancy Type: Multi-family

Status: Completed in 1989

Roll: Sponsor/Owner

### **Development Summary:**

The Lakeview Apartments is as an existing 40-unit affordable housing complex. The subject property was built in 1989 and is located in Miami, Florida. The property consists of 6 separate two-story concrete block buildings. There are (16) two-bedroom units and (24) three-bedroom units. All of the units are the same size at approximately 1,100 square feet of usable space.

## **Covenant Palms, Miami FL**

Units: 137

Occupancy Type: Senior

Status: Completed

Roll: Sponsor/Owner

### **Development Summary:**

Recently sold in 2019, Covenant Palms the rehabilitated site was redeveloped into 137 apartment units. Serving elderly and handicap persons in the Liberty City area of Miami, FL, Covenant Palms is a garden style property with one, two, and, three-bedroom units.

## **Central City / Highland Park, Miami FL**

Units: 35

Occupancy Type: Multi-family

Status: Completed in 1996

Roll: Sponsor/Owner

### **Development Summary:**

The three-story multifamily rental housing development consists of thirty-five (35) two bedroom and three-bedroom units families who meet the income level requirements. Intended to serve low-income families the project financed using both LIHTC and SURTAX funds. Completed 1996.

## **Urban Courtyard, Miami FL**

Units: 32

Occupancy Type: Multi-family

ATTACHMENT NO. 4  
Judge Rodgers Court - Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

Status: Completed

Roll: Sponsor/Owner

**Development Summary:**

The development of Urban Courtyard entailed the rehabilitation of a (32) unit multi-family rental complex. The project provided the opportunity to rehab the exterior while preserving the existing exterior design. The property is located in Miami, FL.

## **Renaissance at Sugar Hill, Miami, FL**

Units: 132

Occupancy Type: Multi-family

Status: Renovated in 2013

Roll: Sponsor/Owner

**Development Summary:**

Historically known as Sugar Hill Apartments, this property is a storied part of Miami's urban community. Built in 1956, many throughout the years have called its 12 buildings and 132 garden-style, walk-up apartments home. Later renamed Renaissance at Sugar Hill, in the 1990s it was purchased by the Urban League (and later New Urban Development) at the request of Miami-Dade County leaders. The organization operated it for some time, eventually moving all the residents out so the property could undergo a much-needed renovation. Renaissance now has enjoyed a renaissance of its own. Today, with all twelve buildings completed, it includes a new Community Center and a computer center. On-site staff, management and maintenance ensure the property's preservation and management's interaction with tenants to create a comfortable home for its residents.

## **Carrie Meek Manor, Miami FL**

Units: 71

Occupancy Type: Senior

Status: Completed

Roll: Sponsor/Owner

**Development Summary:**

Carrie Meek Manor consist of (71) one-bedroom units of US HUD section 202 housing for elderly and handicapped persons. Project financed using a myriad of financing vehicles provided by the US Dept of HUD along with city, county and Empowerment Trust support.

## **M&M Town Homes, Miami FL**

Units: 30

Occupancy Type: Multi-family

Status: Completed

Roll: Sponsor/Owner

**Development Summary:**

ATTACHMENT NO. 4  
Judge Rodgers Court - Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

This 30-unit property first opened its doors in 1998. After a series of failed owners, though, the location soon became a high-crime haven. Under the direction, renovation and maintenance of New Urban Development, today M&M Town Homes is a thriving, multifamily property of affordable housing without age restrictions.



## SPONSORSHIP TEAM

The following highlights the key personnel for the execution of the JRC Workforce Housing Development, The Sponsorship team is comprised of the Riviera Beach Housing Authority, New Urban Development, Urban Farmers Inc, and O'Connor Capital Partners. :

### NEW URBAN DEVELOPMENT (NUD)

**Oliver Gross** currently serves as President of New Urban Development LLC. As president his primary responsibilities are for the oversight of acquisition, construction, financing and property management. Mr. Gross ensure all business endeavors are in line with the mission of New Urban Development. Mr. Gross has experience as a real estate developer, public administrator, and commercial banker. Mr. Gross received a Bachelor in Business Administration (BBA) and Masters of Science in Social Administration from Florida A&M University. Mr. Gross is the 2003 recipient of the prestigious Louis Stokes Fellowship at Case Western Reserve University's Mandel School of Applied Social Sciences. Mr. Gross has earned certifications as a Real Estate Development Professional from ULI and a U.S.HUD Certified Occupancy Specialist. In March 2012, Mr. Gross completed the 18 month Achieving Excellence Executive Training program at the Harvard Kennedy School of Government. Mr. Gross is a firm believer the concept of "Mitigation of Gentrification by Participation in Transformation" a principle NUD looks to uphold through strategic execution of affordable housing.

**Themis Michalakos** currently serves as the Chief Financial Officer of New Urban Development. Themis oversees all aspects of financial administration, including financial reporting, cash flow management, payroll, benefits, and human resources. He assists the President in strategic planning and the development pipeline. Mr. Michalakos is a CPA with a foundation in public accounting and development accounting for publicly traded commercial real estate firms. Prior to joining NUD Mr. Michalakos held various roles in accounting from comptroller to CFO.

**Keith Franklin** currently serves as the Vice President of Development for NUD. Keith is an accomplished real estate professional who is intricately involved in sourcing project funding, underwriting new development and supports all acquisition. Keith has more than a decade of experience in the finance, construction, and execution of affordable housing. His experience in corporate real estate development brings a systematic approach to execution of affordable housing. Mr. Franklin earned an MS in Real Estate Development from Columbia University. He also obtained both an MBA and a B.S. in Business Administration from Florida A&M University where he was a track and field athlete. Keith remains an avid runner.

**Ahmad Zachary** currently serves as the lead Development Manager for NUD. Ahmad joined NUD in 2019 and is intricately involved in all aspects of NUD develop transactions; from underwriting to project management. Ahmand is the primary contact for New Urban's daily operations. His focus is project underwriting, budget sourcing, design planning as well as design engineering and

ATTACHMENT NO. 4  
Judge Rodgers Court - Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

consultant coordination. Ahmad received a B.S. in Community and International Development from the University of Vermont where he served as a captain of the men's Lacrosse team.

**NEW URBAN DEVELOPMENT (NUD) cont.**

**Joe Toomer** currently serves as Development Manager. Joe joined NUD in 2022 and brings more than 13 years of broad real estate investment, due diligence, and consulting experience to NUD. Joe received an MBA from the Darden School of Business at the University of Virginia and a B.S. in Business Administration from Florida A&M University.

**Natascha Desamours** currently serves as head of accounting for New Urban Development LLC. Natascha supports the CFO on development finances, budget reconciliations, cash flow management, and federal financial reporting. Her responsibilities include all aspects of financial administration, including payroll, benefits, and human resources.

**URBAN FARMERS INC. (UFINC)**

**Terry Booty** is the President and Chief Executive Officer of Urban Farmers Inc. Terry oversees all aspects of development, P3 joint ventures, and acquisition. Prior to founding Urban Farmers Inc., Terry enjoyed a professional career as a Development Manager for Marriott International. He has developed more than \$250 million dollars of real estate and built over 5 million square feet of commercial real estate. During his tenure at Marriott, he developed a keen sense to mitigate risk, understand the importance of corporate diversity initiatives and most importantly make money. His passion for the built environment has given him the unique ability to build quality projects in highly politicized and scrutinized communities. He has successfully bridged the gap between corporate objectives and community needs. Terry holds a Bachelor of Arts Degree from the University of California Berkeley and completed an Executive Education Programs at the University of Southern California in Real Estate.

**Jerrell Harris** took a non-linear path to his current position as Vice President for Urban Farmers Inc. He started his professional career at leading universities working in student affairs, and then transitioned to urban planning for local governments. As a principal planner for high growth cities, like the City of Riviera Beach, Jerrell ascertained the unique skills to manage entitlements to achieve UFINC goals. Originally from Albany, Georgia, he received his bachelors in Sociology and masters in Urban Policy Studies from Georgia State University. In 2013, Jerrell moved to Detroit to be a Revitalization Fellow at Focus: HOPE as their Place making and Planning Manager. He worked to create a comprehensive vision for physical redevelopment in the 100-block HOPE Village area while developing innovative strategies to encourage housing rehabilitation, blight elimination and new construction.

**Nicole Scott** is General Counsel for Urban Farmers Inc. Nicole join UFINC in 2023 from a exemplary career in charter school management. Nicole Scott manages all external counsel for

ATTACHMENT NO. 4  
Judge Rodgers Court - Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

**URBAN FARMERS INC. (UFINC) cont.**

UFINC inclusive of land use attorneys, transactional attorneys, and litigation counsel. In her role, Nicole mitigating legal risks; protecting the interests UFINC. Prior to joining UFINC, Nicole served as Chief of Employee Solutions & Legal Affairs for KIPP: Los Angeles Schools. In this role, Nicole served as General Counsel and led the human resources department for all school sites operated by KIPP: Los Angeles. Nicole also managed the relationship between KIPP: Los Angeles and Los Angeles Unified School District, the organization's authorizer. Nicole is a proud alumna of Spelman College and the UC Berkeley School of Law - Boalt Hall.

**Chikia Wright** is the lead Project Manager for UFINC. As the Project Manager she manages all job cost, inclusive of contractor payment requisition, engineering requisitions, change-orders, and vendor payments. Chikia assist senior leadership with monthly cash flow projection to ensure each project in properly resourced to meet project demands. In addition to her daily responsibility, Chikia Wright assist field management as required for timely procurement of material. Chikia was the former Program Director of Youth Services International and is a resident of Hallandale Beach FL. Chikia holds a Masters Degree in Mathematics from HBCU, Alcorn State University, Lorman MS. Chikia passion for her community resound in her ability to lead.

**Terrence McLaney** is the Project Coordinator for UFINC. As project coordinator all corporate leaders with cloud based information management to ensure all external partners, contractors, design professionals, and vendors have real time information. Terrence assist on all projects inclusive planning, coordinating, organizing, scheduling, and monitoring work and project progress; maintains active liaison with contractors, consultants and city leadership. Terrence holds a BA in African American Studies from the University of California Berkeley.

**Peter Bergner**

President, O'Connor - Palm Beach

Peter is President at O'Connor Property Management. Prior to joining O'Connor in 2016, he served as acquisition manager for The Wilder Company and President for Breslin Realty. For the past 30 years, he has been involved in several management, leasing, and development transactions throughout the country. At O'Connor, he is responsible for the site selection and development of several large-scale retail assets.

**John O'Connor**

SVP, Head Of Acquisitions

John is a Senior Vice President, Head of Acquisitions at O'Connor Capital Partners. In this role, he is responsible for the sourcing and structuring of new acquisitions and joint-ventures in the retail and residential sectors. Prior to joining O'Connor in 2009, John worked as an analyst in the

ATTACHMENT NO. 4  
Judge Rodgers Court - Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

Investment Banking division of Citigroup focused on real estate equity offerings, and as a credit analyst for a high yield hedge fund in Greenwich, CT. John is a member of the International Council of Shopping Centers and the Urban Land Institute. He is a graduate of Williams College (B.A.) and Columbia Business School (M.B.A.).

**RESUME**  
**JOHN WILLIAM HURT**  
1.513.886.8195 Cell  
JOHNHURT1@aol.com (E-mail)

---

**PROFESSIONAL EXPERIENCE**

**PUBLIC HOUSING ADMINISTRATION**

**Executive Director**  
Riviera Beach Housing Authority

**06/11 – Present**  
Riviera Beach, FL

Appointed by the Riviera Beach Housing Authority Board of Commissioners to revive a distressed housing authority and to re-develop the former Ivy Green Village public housing site in June 2011. The Housing Authority was without a permanent Executive Director for over 1 ½ years. I facilitated the development a 101-unit mixed finance senior development and the completion of 79-unit mixed income family development. Currently we have another 4-unit affordable housing building under construction. Facilitating and directing several affordable housing development initiatives including developing single-family homes for first time homeowners and 150-unit workforce rental housing development. Developed a preservation of affordable rents initiative by the acquisition rehabilitation of 4-unit private market building.

**Program Director**  
Middletown Public Housing Agency

**03/11 – 6/12**  
Middletown, OH

Was the Program Director for the Contract Administrator that operates the 1662 Housing Choice Voucher for the City of Middletown, OH. With a staff of seven (7) and two sub-contractor HQS inspection vendors I was responsible for the day-to-day operations, customer service and government relationships with HUD and the City. Stabilized a low performing program for the City.

**Director of Special Programs, Housing Choice Voucher Operations**  
Atlanta Housing Authority

**12/06 – 12/07**  
Atlanta, GA

As Director of Special Programs, I was responsible for the implementation of the Project Based Voucher Program, Homeownership Program, Family Self-Sufficiency Program, Intake Operations, and the Mainstream Program in the Housing Choice Voucher Operations, a program with over 17,000 Moving to Work Vouchers.

**Deputy Executive Director**  
Detroit Housing Commission

**11/00 – 08/02**  
Detroit, MI

As the Deputy Executive Director, I was the second in command and assisted the Executive Director and other Division Heads in the overall planning, coordination and implementation of all programs, policies, and procedures, to ensure efficient and effective administration of all agency operations with primary responsibility for the operational divisions of the agency. These divisions included public housing management and maintenance, resident services and initiatives, modernization and development/HOPE VI, and Section 8. Responsible for and signatory for the agency in absence of the Executive Director. The Detroit Housing Commission has over 5000 public housing units and over 4000 vouchers, certificates, and project-based units. There are three HOPE VI Programs in various stages of development. DHC has over 400 civil service and unionized employees.

**Director of Housing Management**  
Cincinnati Metropolitan Housing Authority

**12/84 -12/94**  
Cincinnati, Ohio

As Director of the Department of Housing Management, responsibilities included general administration, planning, organizing and coordination of all phases of the daily operation of the low rent housing program of 7200 units. The Department staff size varied between 280 and 320 union and non-union personnel.

## CONSULTING ENGAGEMENTS

**Owner/Consultant** 1/95 - Present  
**JOHNHURT Consultants, LLC** ([www.johnhurt1.com](http://www.johnhurt1.com)) Mason, OH

**Providing consulting services to housing authorities, property management firms and owners. Completing Management and SEMAP Assessments, RIM Reviews Tenant file audits, developed Section 3 Programs, Community and Supportive Services Programs, and providing staff and resident training.**

Consultant to the Detroit Housing Commission 04/10 – 07/10  
Completed a Compliance Assessment of the Alternative Management Entities (Private Management Companies) for this public housing agency.

Consultant to Lake County (IL) Housing Authority 11/09–12/09  
Member of Team assessing operation and development of policies and procedures for the Lake County Housing Authority primarily responsible for the asset management area under sub-contract to McKay Management Services, LLC.

Consultant to the Greenville (SC) Housing Authority 05/08 – 11/08  
Member of the Program Management Team operating the HOPE VI Program for the Greenville Housing Authority. Responsible for the Community and Supportive Services (CSS) Program and Section 3, under sub-contract to Cindi Herrera & Associates, Inc.

Consultant to the Disaster Housing Assistance Program (DHAP) 11/08-12/08  
Consultant to the DHAP – New Orleans Program to provide quality control audit of over 2000 participant files as sub-contractor (Team Leader) for McKay Management Services, LLC.

Consultant to the Miami-Dade Housing Authority 05/08-11/08  
Consultant to the MDHA to perform a Financial Audit of the tenant files Housing Choice Voucher Program, under sub-contract (Team Leader) to Nan McKay & Associates, Inc.

Consultant to the Puerto Rico Housing Authority 04/08 – 12/08  
Consultant to the PRPHA to assist in update and revision of ACOP for the Housing Choice Voucher Program under sub-contract to Nan McKay & Associates, Inc.

Consultant to the Housing Authority of Cook County (IL) 01/08 - 5/08  
Providing consulting and technical assistance to the Housing Choice Voucher Program in operational policies and procedures and SEMAP Certification under sub-contract to Patterson and Associates Consulting, LLC.

Consultant to the Huntsville (AL) Housing Authority 02/06 - 05/10  
Completed on-site audit of HCV Resident Files of 50% of the Program. Completed the SEMAP Certification Audit for the 2006, 2007, 2008 and 2009 submissions. HHA is designated as a High Performer.

Consultant of the Housing Authority of Maricopa County (AZ) 10/05 - 1/06  
Providing Consulting services as Project Manager for CVR Associates, Inc., Contractor assigned to implement the Corrective Action Plan for the Housing Choice Voucher Program (Section 8) with a team of 4-6 consultants.

Consultant to the Highland Park (MI) Housing Commission 4/99 – 4/05  
Providing Consulting and Technical Assistance Services in the areas of Operations and Finance. Developed operating procedures, reviewed financial and corrected financial audit findings, developed business plan for non-profit and completed the 5-Year and Annual Plan for four (4) fiscal years.

- Consultant to the North Charleston (SC) Housing Authority 5/03 - 7/05  
Providing Consulting services as a member of a CVR Associates, Inc., the Program Manager for the HOPE VI Program to the Housing Authority of North Charleston in CSSP, Relocation and Program Management Services.
- Consultant to the HUD Maintenance Supervisor Training Program 1/05 -10/05  
Sub-Contracted with Glenn French & Associates to provide Maintenance Supervisor Training under contract with HUD to several Housing Authorities.
- Consultant to HUD RIM Review Contractor 10/03 - 1/05  
Team Leader for HUD RIM Review Contractor, NTI/CVR Associates, conducting RIM Reviews at PHA's Low Rent and HCV Programs across the country.
- Consultant to HUD Property Management Services Contractor 2/03 – 5/03  
Provided Property Management Services as a Region Manager for the take over and management of five properties in HUD Region 2 (KY, TN, AL, MS) for the National Housing Group, Inc. the HUD Contractor that was awarded the Property Management Services Contract in 2003.
- NAHRO Consultant for Public Housing Troubled Housing Program 10/95 – 11/00  
Provided Technical Assistance to small, troubled housing authorities throughout the nation including Mobil County (AL) HA, Bellville (TX) HA, Merryville (LA) HA and large housing authorities Detroit (MI) and Indianapolis (IN). (See below).
- Consultant to the Detroit Housing Commission 9/95 - 11/97  
Provided technical assistance to the Detroit Housing Commission as a member of the HUD Recovery Team from September 1995 to May 1997. As the member providing technical assistance in the management and maintenance areas, assisted, and contributed to the development of policies and procedures, revision of the Memorandum of Agreement, training of staff, recruitment and selection of personnel, and support to the Executive Director, Deputy Director, and General Manager of Owned Housing. They extended services under a professional contract with the City of Detroit from June 1997 to November 1997.
- Consultant to Indianapolis Housing Agency 11/97 – 2/98  
Provided consulting services as a member of the HUD Recovery Team furnishing technical assistance to the Indianapolis Housing Agency in the areas of Housing Management and Maintenance.
- Consultant to Philadelphia Housing Authority and Dayton Metropolitan Housing Authority 1/98 – 11/00  
Providing technical assistance for the HOPE VI Community and Supportive Services Program (CSS) under subcontract to EDTEC, Inc., HUD TA Provider.
- Consultant to the Housing Authority of New Orleans 11/97 – 5/99  
Provided consulting services as a member of a CVR Associates, Inc., the Asset Management Contractor to the Housing Authority of New Orleans designing site based standard operating procedures. Under another contract, I also provided Technical Assistance on the HANO Section 8 Program.
- Director of Government Services** 8/02 – 11/06  
Sigma Capital, Inc Cincinnati, OH

Responsible for the development, procurement, and operations of Government consulting contracts, especially HUD projects in public and assisted housing. Currently administering and providing technical assistance, along with a team of five TA Providers, Community and Supportive Services Technical Assistance to 39 HOPE VI Sites across the country, under the U.S. Department of HUD.



**PROPERTY MANAGEMENT EXPERIENCE**

**Property Manager**  
Grady Management Inc.

**7/84 - 12/84**  
Silver Springs, Maryland

Was responsible for Management Agent participation on the acquisition of 2,700 apartment units of new business for this fee management firm. Collaborated closely with the new owners to prepare market studies, physical improvement plans and staff development for the Transfer of Physical Assets (TPA). Developed and prepared several operating budgets for various communities managed by this firm.

**Regional Property Manager**  
First Columbia Management Corporation

**5/83 - 7/84**  
Merrifield, Virginia

Was responsible for the complete operations of up to seven various apartment communities in a six (6) state area on the East Coast. Specific duties and responsibilities included operating budget preparation and control, staffing, capital improvements, marketing, contract negotiations, venter interaction, property analysis, and political contact. Properties managed included 1200-1400 units of subsidized and conventional units and 50,000 square feet of commercial space. Responsible for total profit/loss with budgets more than \$3,000,000.

**Senior Housing Management Representative**  
Pennsylvania Housing Finance Agency

**10/78 - 5/83**  
Harrisburg, Pennsylvania

Was responsible for insuring optimum operating levels of multi-family housing developments financed by the Agency for private developers. Involved in all phases of property management input through all development stages. This included financing development, construction, marketing, leasing, and ongoing occupancy. Worked closely with owners and management agents in operations, maintenance, and tenant relations. Prepared detailed reports, reviewed operations, and conducted on-site inspections. Solely responsible for all subsidy payments to the developments in my portfolio. This asset management position was responsible for more than 1700 units of subsidized and market rate units in 16 developments.

**EDUCATION**

University of Pittsburgh, Pittsburgh, Pennsylvania  
Bachelor of Arts, Urban Studies,  
Post University, Waterbury, CT (ADP)  
Master of Science, Project Management  
Several Real Estate and Public Housing Certifications  
IREM Courses, 301, 401, 501

**PROFESSIONAL DESIGNATIONS ATTAINED**

Certified Public Housing Manager (PHM) - NAHRO  
Certified Manager of Maintenance (CMM) - NCHM  
Former Licensed Real Estate Broker - Ohio and Pennsylvania

**SELECT PROFESSIONAL AFFILIATIONS**

National Association of Housing and Redevelopment Officials (NAHRO)  
Florida Association of Housing and Redevelopment Officials (FAHRO)



# ATTACHMENT NO. 5

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence





City of Riviera Beach, Florida  
1481 W. 15th Street, Suite 238  
Web: [www.rivierabeach.com](http://www.rivierabeach.com)  
Office: 561-845-4000  
Email: [Jevans@rivierabeach.org](mailto:Jevans@rivierabeach.org)  
Twitter: [@\\_JonathanEvans\\_](https://twitter.com/_JonathanEvans_)

March 7, 2024

**Re: Conveyance of Land - 251 W. 11th Street, Riviera Beach, FL 33404**

*Delivered – Electronically:* [jhurt@rivierabeachha.com](mailto:jhurt@rivierabeachha.com)

John W. Hurt  
Executive Director  
Riviera Beach Housing Authority  
2005 W. 17th Court  
Riviera Beach, FL 33404

Dear Mr. Hurt,

I am writing to affirm the City of Riviera Beach's commitment to fostering affordable and workforce housing development within our community. As the City Manager, I wish to express the City Council's supportive stance concerning the Riviera Beach Housing Authority's (RBHA) proposed endeavors, specifically regarding the property located at 251 W. 11th Street, Riviera Beach, Florida, 33404, legally described in Exhibit "A" and identified by the Palm Beach County Appraiser's office as PCN 56-43-42-33-06-030-0010.

On March 6, 2024, the City of Riviera Beach City Council **passed** Resolution 47-24, which is attached. As noted in the Resolution, the public notification process has been duly completed in accordance with statutory requirements. Formal conveyance as surplus property will be effectuated once the City Council approves a binding development agreement with RBHA.

In support of your application for funding through the Palm Beach County Housing and Economic Development and the Florida Housing Finance Corporation loan programs, this letter shall serve as evidence of the City's partnership with RBHA and RBHA's eventual ownership of the subject property. If the City needs to provide further assurances to Palm Beach County Housing and Economic Development and the Florida Housing Finance Corporation regarding this matter, please let me know and we will work on accommodating such request consistent with the attached Resolution.

"The Best Waterfront City in Which to Live, Work And Play."





**City of Riviera Beach, Florida**  
1481 W. 15th Street, Suite 238  
Web: [www.rivierabeach.com](http://www.rivierabeach.com)  
Office: 561-845-4000  
Email: [Jevans@rivierabeach.org](mailto:Jevans@rivierabeach.org)  
Twitter: @\_JonathanEvans\_

The City recognizes the complexity of developing affordable housing projects and the myriad challenges that may arise. Therefore, while this letter demonstrates our support and intent to surplus the property to RBHA, it should be understood that all transactions will be executed in strict adherence to the legal and regulatory frameworks governing such conveyances.

We look forward to the materialization of this project that promises to significantly benefit the Riviera Beach community by enhancing the availability of quality affordable housing. The City is eager to witness the positive impact this will have on our residents and the local economy.

Should there be any inquiries or need for further discussion, please direct correspondence to my attention at the Office of the City Manager.

Thank you for your dedication to this noble cause. We anticipate a fruitful collaboration resulting in the betterment of our city's housing landscape.

Respectfully Submitted,

Jonathan Evans, MPA, MBA, ICMA- CM  
City Manager  
City of Riviera Beach  
1481 W. 15<sup>th</sup> Street, Suite 238  
Riviera Beach, FL 33404  
Phone: (561) 812-6597  
Email: [jevans@rivierabeach.org](mailto:jevans@rivierabeach.org)

Cc: Bernice Saxon, [bsaxon@gilmore.com](mailto:bsaxon@gilmore.com)  
Hope W. Calhoun, Esq., [hcalhoun@dmbblaw.com](mailto:hcalhoun@dmbblaw.com)  
Sara Maxfield, [smaxfield@rivierabeach.org](mailto:smaxfield@rivierabeach.org)  
Dawn Wynn, Esq., [dwynn@rivierabeach.org](mailto:dwynn@rivierabeach.org)

Attachment:  
Exhibit "A" - Legal Description  
Exhibit "B" – Resolution 47-24

"The Best Waterfront City in Which to Live, Work And Play."



1  
2 **CITY COUNCIL RESOLUTION NO. 47-24**  
3

4 **A Resolution of the City Council of the City of Riviera Beach,**  
5 **Palm Beach County, Florida, approving the conditional surplus**  
6 **of certain city-owned real property located at 251 W. 11th Street,**  
7 **Riviera Beach, Florida, to the Riviera Beach Housing Authority**  
8 **subject to the approval of a binding Development Agreement;**  
9 **providing for repeal of conflicting Resolutions; and providing**  
10 **for an effective date.**  
11

12 **WHEREAS,** through a deed issued by the Palm Beach County School District (School District),  
13 the City of Riviera Beach (City) is the owner of real property located at 251 W. 11th Street, Riviera  
14 Beach, Florida, more specifically identified by Palm Beach County Appraiser's Office as Parcel  
15 Control Number (PCN) 56-43-42-33-06-030-0010 (Property), which Property is located within the  
16 Riviera Beach Community Redevelopment Area; and  
17

18 **WHEREAS,** a portion of the Property is currently encumbered by a 50-year lease with the Boys  
19 and Girls Club of Palm Beach County (BGC) and a lease with Alpha Educational Foundation DDL  
20 (AEF), which lease with AEF is set to expire in March 2024; and  
21

22 **WHEREAS,** on July 12, 2023, the Riviera Beach Housing Authority (RBHA) submitted a written  
23 request to the City Manager seeking the surplus donation of the Property to the RBHA for the  
24 development of affordable and/or work-force housing; and  
25

26 **WHEREAS,** on December 2, 2023, the City placed an advertisement in the Palm Beach Post  
27 consistent with section 163.180(3)(a), Florida Statutes, announcing the City's intent to dispose of  
28 or transfer the Property; and  
29

30 **WHEREAS,** the City has two resolutions governing the surplus of real property owned by the  
31 City (Resolution Nos. 77-12 and 105-19), which resolutions set forth the requirements for the City  
32 to surplus its real property; and  
33

34 **WHEREAS,** the City Council and RBHA have reviewed the memorandum prepared for the City  
35 Manager by outside legal counsel regarding the surplus of the Property (dated February 28, 2024)  
36 and recognize that there are a number of issues that need to be resolve before the City can surplus  
37 the Property to RBHA for affordable and/or work-force housing; and  
38

39 **WHEREAS,** the issues that need to be resolved before the City can surplus the Property to RBHA  
40 include, but are not limited to, (1) the School District's conveying a reverter interest in the  
41 Property; the existing lease by BGC; (3) potential subdivision of the Property; (4) a binding  
42 agreement with RBHA that protects the City's interest including a reverter provision, a potential  
43 Payment In Lieu of Taxes from RBHA, potential financial support documentation, and/or RBHA's  
44 commitment to payment of all expenses incurred by the City for the conveyance; and  
45

46 **WHEREAS**, the City and RBHA envision a process whereby RBHA will promptly prepare a  
47 binding development agreement to address the aforementioned issues (and all others), which  
48 development agreement would be negotiated with City staff and ultimately presented to City  
49 Council for its review and consideration; and

50  
51 **WHEREAS**, if the development agreement is approved by RBHA and the City Council, the  
52 Property will be conveyed to RBHA consistent with the approved and binding development  
53 agreement; and

54  
55 **WHEREAS**, the City Council recognizes the need for affordable and workforce housing and the  
56 benefits such developments bring to the community; and

57  
58 **WHEREAS**, the City Council finds the adoption of this Resolution supporting the RBHA’s efforts  
59 to establish affordable and workforce housing in the City, including the eventual development of  
60 the Property, serves a valid public purpose.

61  
62 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF**  
63 **RIVIERA BEACH, FLORIDA:**

64  
65 **Section 1.** Findings. The above recitals are hereby confirmed and ratified as being true and correct  
66 and are hereby made a specific part of this resolution upon adoption hereof.

67  
68 **Section 2.** Authorization. The City Council hereby approves the conditional conveyance of the  
69 Property to the RBHA subject to RBHA and the City Council agreeing to and entering a binding  
70 development agreement to address outstanding issues for the surplus of the Property to RBHA.

71  
72 **Section 3.** Implementation. The City Manager is hereby directed to take all necessary actions with  
73 RBHA to negotiate and present the binding development agreement to the City Council.

74  
75 **Section 4.** Effective Date. This Resolution shall take effect immediately upon its passage and  
76 adoption.

77  
78 PASSED AND ADOPTED this 6th day of March 2024.

79  
80 PASSED AND ADOPTED this 6 th day of March 2024.

81

82

83

84

85

86

ATTEST:

87

88

89




Debrah Hall-McCullon  
Interim City Clerk

90


91

CITY OF RIVIERA BEACH

By:   
Ronnie L. Felder  
Mayor

Approved as to form and legal sufficiency.

92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123

  
\_\_\_\_\_  
Dawn Wynn, Esquire  
City Attorney

Date 3-6-2024

MOTION BY: J. BOTEL

SECONDED BY: S. LANIER

S. LANIER	<u>AYE</u>
J. BOTEL	<u>AYE</u>
K. MILLER-ANDERSON	<u>AYE</u>
T. MCCOY	<u>AYE</u>
D. LAWSON	<u>AYE</u>

# ATTACHMENT NO. 6

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT No. 6  
Judge Rodger Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

Pursuant to the bond application requirements, the sponsorship team selects **the draw process for the disbursement of funds**. Please find attached detailed project proforma, and construction cost estimates.



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence





**DETAILED DEVELOPMENT PROFORMA - JUDGE RODGERS COURT**

Summary Sources				
Item	Total	\$/Unit	\$/SF	%
Senior Debt	44,014,170	293,428	295.50	75.0%
PBC Workforce Loan	13,000,000	86,667	-	22.2%
Equity	1,671,390	97,809	98.50	2.8%
<b>Total Sources</b>	<b>58,685,560</b>	<b>391,237</b>	<b>394.00</b>	<b>100.0%</b>

Summary Uses				
Item	Total	\$/Unit	\$/SF	%
Land Improvements ( Retention Area )	2,855,000	19,033	19.17	4.9%
Horizontal Cost	-	-	-	-
Hard Cost	49,462,014	329,747	332.07	84.3%
Soft Cost	3,313,714	22,091	22.25	5.6%
Financing Cost	3,054,832	20,366	20.51	5.2%
<b>Total Uses</b>	<b>58,685,560</b>	<b>391,237</b>	<b>394.00</b>	<b>100.0%</b>

Land Cost				
Land Improvement ( Surplus Requirements)	2,755,000	18,367	18.50	4.7%
Property Taxes - Land Only (carry expense)	100,000	667	0.67	0.2%

Horizontal Cost				
Baked into Hard Costs				

Hard Cost				
General Conditions, & General Requirements	2,291,400	15,276	15.38	3.9%
Builders Risk/Insurance & General Liability	1,543,423	10,289	10.36	2.6%
Direct Construction	38,490,690	256,605	258.41	65.6%
Developer Overhead	2,439,105	16,261	16.38	4.2%
P&P Bond	478,652	3,191	3.21	0.8%
Building Permit / Impact Fees	2,179,640	14,531	14.63	3.7%
Hard Cost Contingency	2,039,105	13,594	13.69	3.5%

Soft Cost				
Design Costs (A&B)	2,179,565	14,530	14.63	3.7%
Other Soft Costs	256,772	1,712	1.72	0.4%
Branding & Lease-Up Marketing	200,000	1,333	1.34	0.3%
Soft Cost Contingency	323,500	2,157	2.17	0.6%
Closing Costs	353,877	2,359	2.38	0.6%

Financing Cost				
George Smith Partners Total Fees	264,085	1,761	1.77	0.5%
Senior Loan Draw - Interest Reserve	1,957,889	13,053	13.14	3.3%
Senior Debt Origination Fee	440,142	2,934	2.95	0.8%
Operating Reserve	150,716	1,005	1.01	0.3%
Preferred Equity Draw - Interest Reserve	-	-	-	-
Mezz/Pref Origination Fee	-	-	-	-
Mortgage Tax	242,000	1,613	1.62	0.4%
<b>Total Budget Cost</b>	<b>58,685,560</b>	<b>391,237</b>	<b>394.00</b>	<b>99.6%</b>

## UNIT MIX - JUDGE RODGERS COURT

Unit Mix & Operating Statement						Untrended
Residential Unit Mix	Unit Count	SF	Total SF	Rent PSF	Rent per Unit	Annual Rent
120% AMI   1 Bed / 1 Bath	15	900 SF	13,500 SF	\$2.44	\$2,193	\$394,740
80% AMI 1 Bed / 1 Bath	5	900 SF	4,500 SF	\$1.62	\$1,462	\$87,720
140% AMI 1 Bed / 1 Bath	10	900 SF	9,000 SF	\$2.84	\$2,558	\$306,960
120% AMI   2 Bed / 2 Bath	55	990 SF	54,450 SF	\$2.62	\$2,595	\$1,712,700
80% AMI 2 Bed / 2 Bath	12	990 SF	11,880 SF	\$1.77	\$1,754	\$252,576
140% AMI 2 Bed / 2 Bath	13	990 SF	12,870 SF	\$3.04	\$3,005	\$468,780
120% AMI   3 Bed / 2 Bath	22	1,080 SF	23,760 SF	\$2.81	\$3,030	\$799,920
140% AMI 3 Bed / 2 Bath	16	1,080 SF	17,280 SF	\$3.27	\$3,530	\$677,760
80% AMI   3 Bed / 2 Bath	2	1,080 SF	2,160 SF	\$1.87	\$2,015	\$48,360
<b>Residential Revenue</b>	<b>150 Units</b>	<b>996 SF</b>	<b>149,400 SF</b>	<b>\$2.65 SF</b>	<b>\$2,639</b>	<b>\$4,749,516</b>

(-) Rent Concessions	No. of Months	1.0 Months	On	<b>Total Concessions:</b>	
RUBS Income	\$/Unit	—	63.33% of Utilities	Renewal Rate: 75%	85,500
(-) Non-Revenue Units	No. of Units	0.0 Units			—
(-) Credit Loss	% of Rental Revenue	0.50%			(23,748)
Other Income					200,003
<b>Potential Gross Income</b>					<b>\$5,011,271</b>
(-) Residential Vacancy	Vacancy %	5%			(250,564)
(-) Commercial Vacancy	Vacancy %	0%			—
<b>Effective Gross Income</b>					<b>\$4,760,708</b>
<b>Expenses</b>	<b>% of EGI</b>	<b>\$ Per Year/Unit</b>	<b>Fixed Amount?</b>	<b>% of OpEx</b>	<b>Annualized</b>
General & Administrative	1.10%	350 /Unit	Yes	4.48%	52,500
Marketing / Resident Life	0.95%	300 /Unit	Yes	3.84%	45,000
Repairs & Maintenance	2.21%	700 /Unit		8.97%	105,000
Payroll	4.73%	1,500 /Unit	Yes	19.21%	225,000
Utilities	2.84%	900 /Unit	Yes	11.53%	135,000
Unit Turnover	0.00%	0 /Unit		0.00%	—
Landscape/Contract	0.00%	0 /Unit	Yes	0.00%	—
Management Fee	3.00%	952 /Unit		12.20%	142,821
Property Taxes	5.06%	1,605 /Unit		20.56%	240,819
Insurance	4.73%	1,500 /Unit	Yes	19.21%	225,000
<b>Total Operating Expenses</b>	<b>24.60%</b>	<b>\$7,808 /Unit</b>		<b>100.00%</b>	<b>\$1,171,140</b>
<b>Net Operating Income</b>	<b>75.4%</b>				<b>\$3,589,567</b>
Replacement Reserves		200 /Unit		0.84%	30,000
<b>Net Cashflow</b>		<b>\$8,008 /Unit</b>		<b>74.9%</b>	<b>\$3,559,567</b>

Item	Quantity	Other Income Assumptions			Monthly Fees	Annualized
		Months	Efficiency Factor	Turn-Over		
Parking Income	0	12	100.00%	100.00%	—	—
Application Fees	150	12	50.00%	75.00%	\$60	\$40,500
Pet Fees	150	12	50.00%	100.00%	\$50	\$45,000
Pet Deposits	150	1	50.00%	100.00%	\$250	\$18,750
Month-to-Month Fees	150	12	10.00%	50.00%	\$100	\$9,000
Late Fees	150	12	10.00%	25.00%	\$100	\$4,500
Deposit Forfeitures	150	1	10.00%	35.00%	\$2,639	\$13,853
Trash Valet	150	12	100.00%	100.00%	\$18	\$32,400
Misc. Income	150	12	100.00%	100.00%	\$20	\$36,000
<b>Total Other Income</b>	<b>\$111/Unit</b>				<b>\$1,333/Unit</b>	<b>\$200,003</b>

Untrended Metrics	
Item	Result
Return on Cost	6.32%
Untrended Value	\$71,191,348
Debt Yield	8.43%
Stabilized LTV	59.32%



February 21, 2024

Urban Farmers Inc c/o Riviera Beach Housing Authority  
701 S. Olive Suite 405  
West Palm Beach FL 33401

Total Solution Contractors  
2060 Indian Rd.  
West Palm Beach 33409

Proposal #15423 Concept Plan Judge Rodgers Court – 150 Units + Complex.


Mr. Booty,

We are pleased to provide Construction Management at Risk Services for the development of Judge Rodgers Court. The proposed layout includes two multi-story building, a community service building and service parking. We assume a standard size pool, activity court, and full landscape buffers along the perimeter. Upon further refinement of the design documents. We will prepare a formal GMP. The cost breakdown is as follows:

Division 01 — General Requirements + General Conditions – \$4,350,000.00  
Division 02 — Site Works – \$4,380,000.00  
Division 03 — Concrete - \$11,000,000.00  
Division 04 — Masonry – Inc. Abv.  
Division 05 — Metals – \$2,000,500.00  
Division 06 — Wood and Plastics – \$748,500.00  
Division 07 — Thermal and Moisture Protection – \$3,985,000.00  
Division 08 — Doors and Windows – \$2,500,00.00  
Division 09 — Finishes – \$2,000,000.00  
Division 10 — Specialties – \$984,000.00  
Division 11 — Equipment – \$247,500.00  
Division 12 — Furnishings – \$850,000.00  
Division 15 — Mechanical/Plumbing – \$5,600,000.00  
Division 16 — Electrical – \$5,290,500.00

Our projected cost for the proposed development r is **\$46,700,000.00**. Once we have each set of plan we will modify our cost and enter into a GMP contract. We priced the finishes for true market rate demographics given the AMI rents.

Regards,

  
Ryan Dobson  
President  
Total Solution Contractors / D. Stephenson Construction

# NEUCOR

CONSTRUCTION

February 25, 2024

Terry C. Booty / John Hurt  
Riviera Beach Housing Authority  
2001 Broadway, Suite 101  
Riviera Beach, FL 33404

Neucor Construction Corporation  
1211 Stirling Rd #105-106,  
Dania Beach, FL 33004

Proposal #15423 Concept Plan Judge Rodgers Court – 150 Units + Complex.

Mr. Booty,

We are pleased to provide Construction Management at Risk Services for the development of Judge Rodgers Court. The proposed layout includes two multi-story building, a community service building and service parking. We assume a standard size pool, activity court, and full landscape buffers along the perimeter. Upon further refinement of the design documents. We will prepare a formal GMP. The cost breakdown is as follows:

Division 01 — General Requirements + General Conditions – \$2,350,000.00  
Division 02 — Site Works – \$4,380,000.00  
Division 03 — Concrete - \$13,000,000.00  
Division 04 — Masonry – Inc. Abv.  
Division 05 — Metals – \$2,000,500.00  
Division 06 — Wood and Plastics – \$748,500.00  
Division 07 — Thermal and Moisture Protection – \$3,985,000.00  
Division 08 — Doors and Windows – \$2,500,00.00  
Division 09 — Finishes – \$3,000,000.00  
Division 10 — Specialties – \$984,000.00  
Division 11 — Equipment – \$247,500.00  
Division 12 — Furnishings – \$850,000.00  
Division 15 — Mechanical/Plumbing – \$5,600,000.00  
Division 16 — Electrical – \$4,290,500.00

Our projected cost for the proposed development r is **\$42,887,000.00**. Once we have each set of plan we will modify our cost and enter into a GMP contract.

Regards,

  
Ramiro Gamez  
President



240 Royal Palm Way 2nd Floor Palm Beach, FL 33480

**Equity Commitment**  
**\$2,500,000 General Partner Equity**

Date: March 26<sup>th</sup>, 2024

O'Connor Capital Partners Ltd, a Delaware limited company ("OCP"), hereby commits to provide the equity investment required in an amount not to exceed Two Million Five Hundred and 00/100 Dollars (**\$2,500,000.00**) to UFINC Holdings LLC, a Delaware limited liability company ("UFINC"). This commitment shall only be used in furtherance of the development of Judge Rodgers Court multi-family workforce housing in Riviera Beach, Florida, in accordance with a development agreement to be entered into between Riviera Beach Housing Authority and the City of Riviera Beach (the "Development Agreement"). The Development Agreement shall set forth the conditions affecting UFINC ability to utilize commitment. The Development Agreement must be fully executed by both UFINC and the City of Riviera Beach Housing Authority before UFINC shall be permitted to utilize any amount of these funds.

<b>Borrower</b>	<b>UFINC Holdings LLC</b> <b>816 NW 1 Ave</b> <b>Hallandale Beach, FL 33009</b>
<b>Lender</b>	O'Connor Capital Partners 240 Royal Palm Way, Suite 200 Palm Beach, FL 33480
<b>Amount Borrowed</b>	An amount not to exceed: \$2,500,000 in total as an equity commitment. No more than \$450,000.00 shall be utilized in Connection with development overhead. detailed in the Development Agreement.
<b>Preferred Rate</b>	11.5% annualized
<b>Purpose</b>	This equity commitment shall be used by UFINC Holdings LLC towards: (i) pre-development expenses, (ii) development expenses (materials and labor), and (iii) fees to the Managers. The exact terms of which are to be detailed in an Operating Agreement.



**Conditions Precedent**

The closing of the equity commitment line will be subject to satisfaction of the conditions precedent customary for transactions of this type and reasonably deemed appropriate including, but not limited to the following:

- Acceptance and execution of the Development Agreement by the City of Riviera Beach, FL;
- Acceptance and execution of the UFINC Holdings LLC Operating Agreement.
- The successful conveyance of the parcels by City of Riviera Beach to Riviera Beach Housing Authority.

AGREED TO AND ACKNOWLEDGED BY:

**O'Connor Capital Partners Ltd**, a Delaware limited company

A handwritten signature in blue ink, appearing to read 'John O'Conner', written over a horizontal line.

By: John O'Conner – Senior Vice President

**UFINC Holdings LLC**, a Delaware limited liability company

A handwritten signature in black ink, appearing to read 'Terry Booty', written over a horizontal line.

By: Terry Booty -Manager



# ATTACHMENT NO. 7

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT NO. 7  
HOMES NOW – Riviera Beach Housing Authority  
**RFP HED HBLP.2024.3 RESPONSE**  
Palm Beach County HED 2024

Please see attachment 15 Year Operating Proforma. The document is in two sections. We have determined the project can support the senior debt and county debt. The sponsor will hold the asset for the duration of the County affordability period and beyond.



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence



# Attachment NO. 7 15-YEAR OPERATING PRO-FORMA

Proforma Timeline Start Option:

From Construction

	*Proforma Timeline Start from construction		Construction		Construction		Construction		Construction		Construction		Construction		Construction	
	Operating Income - Month 1	Month 2	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
<b>Revenue</b>																
Residential Revenue	4,749,480	-	-	2,050,548	5,051,320	5,202,860	5,338,946	5,519,714	5,685,305	5,855,864	6,031,540	-	-	-	-	-
Commercial Revenue	-	-	-	-	(197,895)	-	-	-	-	-	-	-	-	-	-	-
(-) Rent Concessions	-	-	-	(64,913)	90,934	93,662	96,472	99,366	102,347	105,417	108,580	-	-	-	-	-
RUBS Income	85,500	-	-	36,914	-	-	-	-	-	-	-	-	-	-	-	-
(-) Non-Rent Revenue Units	-	-	-	-	(25,257)	-	-	-	-	-	-	-	-	-	-	-
(-) Credit Loss	(23,717)	-	-	(10,233)	(25,257)	(26,014)	(26,795)	(27,599)	(28,427)	(29,279)	(30,158)	-	-	-	-	-
Other Income	200,003	-	-	86,349	212,713	219,095	225,668	232,438	239,411	246,593	253,991	-	-	-	-	-
Potential Gross Income	5,011,235	-	-	1,998,647	5,131,816	5,489,602	5,654,290	5,823,919	5,998,636	6,178,595	6,363,953	-	-	-	-	-
(-) Commercial Vacancy 5.0%	(250,562)	-	-	(40,360)	(256,591)	(274,880)	(282,744)	(291,196)	(299,932)	(308,930)	(318,195)	-	-	-	-	-
Effective Gross Income	4,760,673	-	-	1,958,287	4,875,225	5,215,122	5,371,575	5,532,723	5,698,704	5,869,665	6,045,758	-	-	-	-	-
<b>Expenses</b>																
General & Administrative	(52,500)	-	-	(31,679)	(55,836)	(57,512)	(59,237)	(61,014)	(62,844)	(64,730)	(66,672)	-	-	-	-	-
Marketing / Resident Life	(45,000)	-	-	(27,153)	(47,860)	(49,206)	(50,775)	(52,298)	(53,867)	(55,483)	(57,147)	-	-	-	-	-
Repairs & Maintenance	(105,000)	-	-	(45,333)	(111,673)	(115,023)	(118,474)	(122,028)	(125,689)	(129,460)	(133,345)	-	-	-	-	-
Payroll	(225,000)	-	-	(135,767)	(239,299)	(246,478)	(253,873)	(261,489)	(269,333)	(277,413)	(285,736)	-	-	-	-	-
Utilities	(135,000)	-	-	(81,460)	(143,580)	(147,887)	(152,324)	(156,893)	(161,600)	(166,448)	(171,441)	-	-	-	-	-
Unit Turnover	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape/Contract	(142,820)	-	-	(61,661)	(151,897)	(156,454)	(161,147)	(165,982)	(170,961)	(176,090)	(181,373)	-	-	-	-	-
Management Fee	(240,819)	-	-	(103,972)	(256,124)	(263,807)	(271,722)	(279,873)	(288,269)	(296,917)	(305,825)	-	-	-	-	-
Property Taxes	(225,000)	-	-	(135,767)	(239,299)	(246,478)	(253,873)	(261,489)	(269,333)	(277,413)	(285,736)	-	-	-	-	-
Insurance	(171,139)	-	-	(622,792)	(1,245,568)	(1,282,935)	(1,321,823)	(1,361,665)	(1,401,937)	(1,443,194)	(1,485,273)	-	-	-	-	-
Total Operating Expenses	(1,171,139)	-	-	(622,792)	(1,245,568)	(1,282,935)	(1,321,823)	(1,361,665)	(1,401,937)	(1,443,194)	(1,485,273)	-	-	-	-	-
Net Operating Income	3,589,534	-	-	1,335,494	3,629,657	3,932,187	4,050,153	4,171,657	4,296,807	4,425,711	4,558,482	-	-	-	-	-
Replacement Reserves	(30,000)	-	-	(12,932)	(31,907)	(32,864)	(33,850)	(34,865)	(35,911)	(36,988)	(38,098)	-	-	-	-	-
Net Cash Flow	3,559,534	-	-	1,322,562	3,597,750	3,899,323	4,016,303	4,136,792	4,260,896	4,388,723	4,520,384	-	-	-	-	-
CFBDS Margin	74.8%	-	-	67.5%	73.8%	74.8%	74.8%	74.8%	74.8%	74.8%	74.8%	-	-	-	-	-
PBC LOAN @ 1%	1.0%	-	-	-	-\$501,758.00	-\$501,758.00	-\$501,758.00	-\$501,758.00	-\$501,758.00	-\$501,758.00	-\$501,758.00	-	-	-	-	-

NOTE: Sponsor intends to hold the asset for the duration of the County loan term. The 15 Year Proforma assumes that the project can pay back the gap funding to the County in the amount of \$501,758.00 dollars annually both principal and interest.

# YEARS 8 THRU 15

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	5,855,864	6,031,540	6,212,487	6,398,861	6,590,827	5,643,019	5,643,019	5,643,019
	-	-	-	-	-	-	-	-
	105,417	108,580	111,837	115,192	118,648	101,585	101,585	101,585
	-	-	-	-	-	-	-	-
	(29,279)	(30,158)	(31,062)	(31,994)	(32,954)	(28,215)	(28,215)	(28,215)
	246,593	253,991	261,610	269,459	277,543	237,630	237,630	237,630
	<b>6,178,595</b>	<b>6,363,953</b>	<b>6,534,872</b>	<b>6,751,518</b>	<b>6,954,063</b>	<b>5,954,019</b>	<b>5,954,019</b>	<b>5,954,019</b>
	(308,930)	(318,198)	(327,744)	(337,576)	(347,703)	(297,701)	(297,701)	(297,701)
	<b>5,869,665</b>	<b>6,045,755</b>	<b>6,227,128</b>	<b>6,413,942</b>	<b>6,606,360</b>	<b>5,656,318</b>	<b>5,656,318</b>	<b>5,656,318</b>
	(64,730)	(66,672)	(68,672)	(70,732)	(72,854)	(62,377)	(62,377)	(62,377)
	(55,483)	(57,147)	(58,862)	(60,627)	(62,446)	(53,466)	(53,466)	(53,466)
	(129,460)	(133,343)	(137,344)	(141,464)	(145,708)	(124,754)	(124,754)	(124,754)
	(277,413)	(285,736)	(294,308)	(303,137)	(312,231)	(267,330)	(267,330)	(267,330)
	(166,448)	(171,441)	(176,585)	(181,882)	(187,339)	(160,398)	(160,398)	(160,398)
	-	-	-	-	-	-	-	-
	(176,090)	(181,373)	(186,814)	(192,418)	(198,191)	(169,690)	(169,690)	(169,690)
	(296,917)	(305,825)	(315,000)	(324,450)	(334,183)	(286,125)	(286,125)	(286,125)
	(277,413)	(285,736)	(294,308)	(303,137)	(312,231)	(267,330)	(267,330)	(267,330)
	<b>(1,443,954)</b>	<b>(1,487,273)</b>	<b>(1,531,891)</b>	<b>(1,577,848)</b>	<b>(1,625,183)</b>	<b>(1,391,470)</b>	<b>(1,391,470)</b>	<b>(1,391,470)</b>
	<b>4,425,711</b>	<b>4,558,482</b>	<b>4,695,237</b>	<b>4,836,094</b>	<b>4,981,177</b>	<b>4,264,848</b>	<b>4,264,848</b>	<b>4,264,848</b>
	(36,988)	(38,098)	(39,241)	(40,418)	(41,631)	(35,644)	(35,644)	(35,644)
	<b>4,388,723</b>	<b>4,520,384</b>	<b>4,655,996</b>	<b>4,795,676</b>	<b>4,939,546</b>	<b>4,229,204</b>	<b>4,229,204</b>	<b>4,229,204</b>
	<b>74.8%</b>	<b>74.8%</b>	<b>74.8%</b>	<b>74.8%</b>	<b>74.8%</b>	<b>74.8%</b>	<b>74.8%</b>	<b>74.8%</b>
	<b>-\$501,758.00</b>	<b>-\$501,758.00</b>	<b>-\$501,758.00</b>	<b>-\$501,758.00</b>	<b>-\$501,758.00</b>	<b>-\$501,758.00</b>	<b>-\$501,758.00</b>	<b>-\$501,758.00</b>

principal and interest.

# ATTACHMENT NO. 8

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT No. 8  
Judge Rodgers Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

Pursuant to the bond application requirements, **the sponsorship team request a loan in the amount of thirteen million dollars, (\$13,000,000.00) at an interest rate not to exceed 1% annually for a duration of 30 years.** We have underwritten the gap to model at thirteen million dollars. **The leverage does not exceed the 50%** of the total unit cost. Attached find a loan commitment subject to further underwriting from M&T bank for the construction of the project. Subsequently at the certificate of occupancy and at 80% lease up, the team will utilize M&T Fannie Mae facilitation for permanent debt. The team will request the subordination of the county bond loan to private lenders.

In addition, the City of Riviera Beach contribution to the project is in the form of the land conveyance to the housing authority as-is. See attached tentative conveyances subject to ratification and execution of a binding development agreement.



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence





# M&T Realty Capital Corporation

A Subsidiary of M&T Bank  
One Light Street, 12th Floor, Baltimore, MD 21202

Sent Via Email Only

March 30, 2024

Mr. Terry Booty, President  
Urban Farmers Inc.  
Direct: 310 901 0374  
Email: [tbooty@urbanfarmersinc.com](mailto:tbooty@urbanfarmersinc.com)

Re: Judge Rodgers Court Apartments  
221 W 13<sup>th</sup> Street, Riviera Beach, FL, 33404  
150 Units

Dear Terry:

M&T Realty Capital Corporation ("Mortgagee" or "M&T Realty") is pleased to issue this Term Letter to Harborside Affordable Housing Development, Inc. ("Mortgagor") to process a loan secured by the referenced property. Upon receipt of a Firm Invitation to submit a Firm Application for FHA Mortgage Insurance, M&T Realty will make application to the Federal Housing Administration ("FHA") of the U. S. Department of Housing and Urban Development ("HUD") for a Firm Commitment for multifamily mortgage insurance under the Section 221d4 of the National Housing Act chosen below. Applicable definitions, terms and conditions are set forth below:

Mortgagor Entity	Harborside Affordable Housing Development, Inc.
Section 50 Signer(s) & Key Principal(s)	As required by Lender & HUD; FHA Insured loans are non-recourse subject to acts of malfeasance.
Project Name	Judge Rodgers Court Apartments
Number of Units	150 Units Restricted
City/State/Zip	Riviera Beach, FL, Palm Beach County, 33404
Target Loan Amount	\$43,327,900*
Target Interest Rate	5.9%; Actual interest rate TBD at Rate Lock
Loan Term & Amortization Period	40
LTC Ratio	85%
DSC Ratio	1.18
Construction Period	22 months, plus 2 months for Audit
Select Section of Act:	221d4
Type of Project:	Green
Upfront & Annual MIP	0.25%
Prepayment Penalty Structure	Market & Rate driven; Typically, 10% in Year 1, declining 1% each year thereafter, open to prepayment without penalty in Year 11.
Lender Conceptual Meeting Processing Fee	\$2,500; applied to Lender's Financing Fee Upon Loan Closing
Lender Financing & Placement Fees	1.0%
Lender Legal Fee	\$65,000 or as may be negotiated by the Lender
GNMA Cost of Issuance	\$8,900
Lender Tax Escrow Prep Fee	Fixed at \$975
Projected Third Party Deposits & Reports	\$65,000; as will be presented in the FHA firm application to the US Dept. of HUD & actual costs may be updated and TBD by actual competitive bids. <input checked="" type="checkbox"/> Appraisal report

	<input checked="" type="checkbox"/> Market Study, not required for 90%+ PBRA <input checked="" type="checkbox"/> Phase 1 ESA report <input type="checkbox"/> Phase 2 ESA report <input checked="" type="checkbox"/> AEC Report <input checked="" type="checkbox"/> Radon report <input type="checkbox"/> ACM report, 1978 or older <input type="checkbox"/> LBP report, 1978 or older <input type="checkbox"/> Seismic <input type="checkbox"/> Invasive Testing (Projects > 30 years old) <input checked="" type="checkbox"/> Specialty Report (Credit/Permits/Flood Cert.)
Good Faith Deposit for Rate Lock	Typically, 0.50%, controlled by Lender Financing Commitment
Working Capital Escrow	4% of Loan Amount
IOD or Debt Service Escrow in Months	Maximum of 4-6 months Debt Service or 3% of the Insured loan amount or as may be required by the US Dept. of HUD
Borrower Legal	Engaged and paid by Borrower
Special Conditions	<p>Any Ground Lease of Land and/or Improvements shall comply with Map Guide Requirements in Chapter 7.15</p> <p>Any Tax Exemption shall comply with Map Guide Requirements in Chapter 7.16</p> <p>Any Subordinate Debt shall comply with Map Guide Requirements in Chapter 8.7</p> <p>LTC Ratio/DSC Ratio /Vacancy % will be determined by HUD in its sole discretion; The Map Lender will advocate for 5% Vacancy and 1.15 DCR, to be supported by the Lender's Appraisal and approved by HUD in its sole discretion.</p>

\*Subject to HUD's final review approval of an NOI and Insured Loan Amount & final locked interest rate.

This Term Sheet is not and shall not be construed as a commitment to lend. Any such commitment to lend shall be the subject of separate documents, which shall be in accord with the Lender's Processing Agreement, FHA Firm Commitment, and the Request for Financing Commitment. If you have any questions, please contact us directly at [jrobison@mtb.com](mailto:jrobison@mtb.com) or 678-978-0989 or [cmusgrove@mtb.com](mailto:cmusgrove@mtb.com) or 228-265-2365.

*Drew Robison*

By: Drew Robison, SVP

*Chad Musgrove*

By: Chad Musgrove, SVP

Enclosures

Target Loan Amount

# ATTACHMENT NO. 9

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



## PROJECT SCHEDULE

Milestone	Judge Rodgers Court Development Schedule	Completion Date
1-Pre Dev	Phase I – Environmental Assessment	10/1/2024
2-Pre Dev	Market Study - Housing Demand	5/30/2024
3 Pre-Dev	Construction Documents	11/2/2023 thru 07/30/2024
A	Execution of Development Agreement between the City of Riviera Beach and the Riviera Beach Housing Authority	4/18/2024
B	Transfer of property from the City of Riviera Beach to the Riviera Bach Housing Authority via Warranty Deed	5/1/2024
C	Initiation of entitlements including land use change, rezoning, text amendment, and site plan approval	5/1/2024
D	Completion of entitlements and building permit issuance	10/1/2024
E	Construction Commencement	11/15/2024
F	Construction Completion	11/1/2026
G	Certificate of Occupancy Issued	12/1/2026
I	Lease-up and Stabilization	3/1/2027

# ATTACHMENT NO. 10

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT NO. 10  
HOMES NOW – Riviera Beach Housing Authority  
**RFP HED HBLP.2024.3 RESPONSE**  
Palm Beach County HED 2024

Judge Rodgers Court is currently in design development stage for construction documents. **Pursuant to the bond application, the project will be "shovel ready" prior to the board ratification of the loan agreement.** Upon further underwriting, the sponsor will provide evidence of an expedited process by the City of Riviera Beach to complete design review and approval.

Executive Director John W. Hurt made formal request to City Manager for written confirmation of the City of Riviera Beach expedite process.

The site is currently serviced by FPL and has direct lines for water and sewer connections.



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT No. 10  
Judge Rodger Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

The proposed workforce housing development will have an **extended affordability period of 50 years.**



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence





# ATTACHMENT NO. 11

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence



ATTACHMENT No. 11  
Judge Rodgers Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

Through Resolution 47-24, the City of Riviera Beach intends to surplus and donate the 4.5 acre site for the development of workforce housing. The resolution is attached.



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

**CITY COUNCIL RESOLUTION NO. 47-24**

**A Resolution of the City Council of the City of Riviera Beach, Palm Beach County, Florida, approving the conditional surplus of certain city-owned real property located at 251 W. 11th Street, Riviera Beach, Florida, to the Riviera Beach Housing Authority subject to the approval of a binding Development Agreement; providing for repeal of conflicting Resolutions; and providing for an effective date.**

**WHEREAS**, through a deed issued by the Palm Beach County School District (School District), the City of Riviera Beach (City) is the owner of real property located at 251 W. 11th Street, Riviera Beach, Florida, more specifically identified by Palm Beach County Appraiser's Office as Parcel Control Number (PCN) 56-43-42-33-06-030-0010 (Property), which Property is located within the Riviera Beach Community Redevelopment Area; and

**WHEREAS**, a portion of the Property is currently encumbered by a 50-year lease with the Boys and Girls Club of Palm Beach County (BGC) and a lease with Alpha Educational Foundation DDL (AEF), which lease with AEF is set to expire in March 2024; and

**WHEREAS**, on July 12, 2023, the Riviera Beach Housing Authority (RBHA) submitted a written request to the City Manager seeking the surplus donation of the Property to the RBHA for the development of affordable and/or work-force housing; and

**WHEREAS**, on December 2, 2023, the City placed an advertisement in the Palm Beach Post consistent with section 163.180(3)(a), Florida Statutes, announcing the City's intent to dispose of or transfer the Property; and

**WHEREAS**, the City has two resolutions governing the surplus of real property owned by the City (Resolution Nos. 77-12 and 105-19), which resolutions set forth the requirements for the City to surplus its real property; and

**WHEREAS**, the City Council and RBHA have reviewed the memorandum prepared for the City Manager by outside legal counsel regarding the surplus of the Property (dated February 28, 2024) and recognize that there are a number of issues that need to be resolve before the City can surplus the Property to RBHA for affordable and/or work-force housing; and

**WHEREAS**, the issues that need to be resolved before the City can surplus the Property to RBHA include, but are not limited to, (1) the School District's conveying a reverter interest in the Property; the existing lease by BGC; (3) potential subdivision of the Property; (4) a binding agreement with RBHA that protects the City's interest including a reverter provision, a potential Payment In Lieu of Taxes from RBHA, potential financial support documentation, and/or RBHA's commitment to payment of all expenses incurred by the City for the conveyance; and

46 WHEREAS, the City and RBHA envision a process whereby RBHA will promptly prepare a  
47 binding development agreement to address the aforementioned issues (and all others), which  
48 development agreement would be negotiated with City staff and ultimately presented to City  
49 Council for its review and consideration; and

50  
51 WHEREAS, if the development agreement is approved by RBHA and the City Council, the  
52 Property will be conveyed to RBHA consistent with the approved and binding development  
53 agreement; and

54  
55 WHEREAS, the City Council recognizes the need for affordable and workforce housing and the  
56 benefits such developments bring to the community; and

57  
58 WHEREAS, the City Council finds the adoption of this Resolution supporting the RBHA's efforts  
59 to establish affordable and workforce housing in the City, including the eventual development of  
60 the Property, serves a valid public purpose.

61  
62 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
63 RIVIERA BEACH, FLORIDA:

64  
65 Section 1. Findings. The above recitals are hereby confirmed and ratified as being true and correct  
66 and are hereby made a specific part of this resolution upon adoption hereof.

67  
68 Section 2. Authorization. The City Council hereby approves the conditional conveyance of the  
69 Property to the RBHA subject to RBHA and the City Council agreeing to and entering a binding  
70 development agreement to address outstanding issues for the surplus of the Property to RBHA.

71  
72 Section 3. Implementation. The City Manager is hereby directed to take all necessary actions with  
73 RBHA to negotiate and present the binding development agreement to the City Council.

74  
75 Section 4. Effective Date. This Resolution shall take effect immediately upon its passage and  
76 adoption.


77  
78 PASSED AND ADOPTED this 6th day of March 2024.

79  
80 PASSED AND ADOPTED this 6 th day of March 2024.

81  
82  
83 CITY OF RIVIERA BEACH

84  
85 By:   
86 Ronnie L. Felder  
87 Mayor

88  
89 ATTEST:

90   
91 Debrah Hall-McCullon  
Interim City Clerk

Approved as to form and legal sufficiency.

92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123

  
Dawn Wynn, Esquire  
City Attorney

Date 3-6-2024

MOTION BY: J. BOTEL

SECONDED BY: S. LANIER

S. LANIER	<u>AYE</u>
J. BOTEL	<u>AYE</u>
K. MILLER-ANDERSON	<u>AYE</u>
T. MCCOY	<u>AYE</u>
D. LAWSON	<u>AYE</u>

# ATTACHMENT NO. 12

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT No. 12  
Judge Rodgers Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

The proposed project is new construction. The proposed workforce housing development will not displace any resident nor businesses.



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence





# ATTACHMENT NO. 13

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



**EXHIBIT C**

**RESPONDENT CERTIFICATION FORM**

By signing below, the undersigned John W. Hurt, as Executive Director of Riviera Beach Housing Authority (the Respondent), a public housing authority i.e. Florida corporation hereby certifies that the undersigned is duly authorized to sign this Respondent Certification Form on behalf of the Respondent and that this Respondent Certification Form shall be fully binding upon Respondent. Respondent hereby covenants and agrees to comply with the terms upon RFP HED.HBLP.2024.4, all related Federal Regulations, and related Addenda and to attempt to negotiate in good faith with the County the terms of an agreement and will implement the response submitted by Respondent of the RFP. The Respondent further covenants and agrees that it has received all of the information referenced in the RFP, that Respondent fully understands the same, that Respondent completely and accurately completed the response submitted by Respondent pursuant to the RFP, that the information contained in such response submitted by Respondent is true and correct and that Respondent shall be bound by the terms and conditions of the RFP and the covenants, agreements and representations made by Respondent herein and in the response submitted by Respondent to the RFP.

Date of Execution by Respondent: APRIL 1, \_\_\_\_\_, 2024.


RIVIERA BEACH HOUSING AUTHORITY By: [Signature]  
 RESPONDENT Signature

Its: \_\_\_\_\_  
 SEAL Print Signatory's Name JOHN W. HURT

The foregoing Respondent Certification Form was acknowledged before me this 1 day of April, 2024, John W. Hurt the Executive Director of Riviera Beach Housing Authority, a Florida public Housing Authority (state and type of entity), who is personally known to me OR who produced \_\_\_\_\_ as identification and who did take an oath.

[Signature]  
 Notary Public

Giina Celentano  
 Print Notary Name

NOTARY PUBLIC  **GINA CELENTANO**  
 Commission # HH 474598  
 Expires December 19, 2027  
 State of Florida at large  
 My Commission Expires 12/19/27

# ATTACHMENT NO. 14

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



**EXHIBIT D**

**DISCLOSURE OF BENEFICIAL INTERESTS  
(REQUIRED BY FLORIDA STATUTES 286.23)**

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared JOHN W. HURT hereinafter referred to an Affiant who being by me first duly sworn, under oath, deposes and states as follows:

- Affiant is the RIVIERA BEACH HOUSING AUTH which entity is the Lead Entity for the Respondent to Palm Beach County Request for proposals Number HED. HBLP. 2024.4
- Affiant's address is: 2005 WEST 17TH CT. RIVIERA BEACH, FL 33404
- Attached hereto, and made a part thereof, as an Attachment is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the proposed project and the percentage interest of each such person or entity.
- Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County.
- Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
- Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

By: JOHN W. HURT, E.D [Signature], Affiant

The foregoing instrument was sworn to, subscribed and acknowledged before me this 1 day of April, 2024 by John W. Hurt, who is personally known to me OR who produced \_\_\_\_\_ as identification and who did take an oath.

(NOTARY SEAL BELOW)

Notary Signature: [Signature]  
Notary Name: Gina Celentano  
Notary Public State of Florida



**GINA CELENTANO**  
Commission # HH 474598  
Expires December 19, 2027

**ATTACHMENT TO DISCLOSURE OF BENEFICIAL INTERESTS**

**SCHEDULE TO BENEFICIAL INTERESTS IN PROJECT PROPOSAL**

Affiant is only required to identify five percent (5%) or greater beneficial interest holders in the proposed project. If none, so state. Affiant must identify individual owners. If, by way of example, the proposed project is wholly or partially owned by another entity, such as a corporation, Affiant must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME	ADDRESS	PERCENTAGE OF INTEREST
N/A	N/A	N/A

# ATTACHMENT NO. 15

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



**EXHIBIT E**

**DISCLOSURE OF RELATIONSHIPS WITH COUNTY**

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared JOHN W. HURT hereinafter referred to an Affiant who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the RIVIERA BEACH HOUSING AUTHORITY which entity is the Lead Entity for the Respondent to Palm Beach County Request for proposals Number HED HBLP. 2024.4
2. Affiant's address is: 2005 WEST 17TH CT, RIVIERA BEACH, FL 33404
3. Attached hereto, and made a part thereof, as an Attachment is a complete listing of the names and addresses of every officer, director, or agent of the Respondent who is also an employee of Palm Beach County, and the names and addresses of every County official or employee who owns, directly or indirectly, an interest in the Respondent's firm or any of its affiliates.
4. Affiant acknowledges that this Affidavit will be relied upon by Palm Beach County.
5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

By: JOHN W. HURT [Signature], Affiant

The foregoing instrument was sworn to, subscribed and acknowledged before me this 1 day of April, 2024, by John W. Hurt, who is personally known to me OR who produced \_\_\_\_\_ as identification and who did take an oath.

(NOTARY SEAL BELOW) Notary Signature: [Signature]  
Notary Name: GINACELENTANO  
Notary Public State of Florida



GINACELENTANO  
Commission # HH 474598  
Expires December 19, 2027



**ATTACHMENT TO DISCLOSURE OF RELATIONSHIPS WITH COUNTY**

Affiant shall list the names and addresses of every officer, director, or agent of the Respondent who is also an employee of Palm Beach County, and the names and addresses of every County official or employee who owns, directly or indirectly, an interest in the Respondent's firm or any of its affiliates.

NAME	ADDRESS	RELATIONSHIP
N/A	N/A	N/A

# ATTACHMENT NO. 16

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



ATTACHMENT No. 16  
Judge Rodgers Court – Riviera Beach  
**RFP HED HBLP.2024.4 RESPONSE**  
Palm Beach County HED 2024

The proposed developer, the Riviera Beach Housing Authority are not involved in any pending litigation and have not been in any litigation within the past five years.



**RIVIERA BEACH HOUSING AUTHORITY**  
Building Excellence



# ATTACHMENT NO. 17

Judge Rodgers Court – Riviera Beach  
RFP HED HBLP.2024.4 RESPONSE  
Palm Beach County HED 2024



RIVIERA BEACH HOUSING AUTHORITY  
Building Excellence



**EXHIBIT F**

**DRUG FREE WORKPLACE CERTIFICATION**

Preference shall be given to businesses with drug-free workplace programs. Pursuant to Section 287.087, Florida Statutes, whenever two or more competitive solicitations that are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a response received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie responses will be followed if none of the tied providers has a drug free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in Subsection (1).
4. In the statement specified in Subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or *nolo contendere* to, any violation of Chapter 894, Florida Statutes, or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on any employee who is so convicted or require the satisfactory participation in a drug abuse assistance or rehabilitation program as such is available in the employee's community.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of applicable laws, rules and regulations.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

RIVIERA BEACH HOUSING AUTHORITY  
BUSINESS NAME

  
PROVIDER'S SIGNATURE