

RESOLUTION NO. _____

A RESOLUTION OF THE HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY ("CRA"), APPROVING AND AUTHORIZING THE APPROPRIATE CRA OFFICIALS TO EXECUTE A FUNDING COMMITMENT AMONG THE CITY OF HOLLYWOOD, FLORIDA, THE CRA, VAN JACKSON LLC AND TROPIC HOLLYWOOD, INC., AFFILIATES OF AFFILIATED DEVELOPMENT, LLC RELATING TO THE TROPIC, A WORKFORCE HOUSING PROJECT TO BE LOCATED AT 1744 AND 1753 FEDERAL HIGHWAY WITHIN THE DOWNTOWN DISTRICT OF THE CRA.

WHEREAS, Van Jackson LLC and Tropic Hollywood, Inc. ("Developer"), affiliates of Affiliated Development, LLC, intends to develop a mixed-income workforce housing development on the property generally located at 1744 and 1753 Federal Highway ("Subject Property") within the Downtown District of the CRA, which is within a low-to-moderate income census tract ("LMI"); and

WHEREAS, the Developer proposes to build and manage a residential project consisting of approximately 210 units, a parking garage, and associated Class A amenities in accordance with a conceptual site plan ("Project"); and

WHEREAS, the Project, once developed, will reduce blight in the CRA, will improve an LMI area, will enhance the City Of Hollywood ("City"), and will, in turn, bring significant economic redevelopment to the area; and

WHEREAS, in recognition of the need for workforce housing as well as development costs and market risks associated with the development of the Subject Property, gap funding and a development incentive are required to make the Project financially viable; and

WHEREAS, the CRA and the City are desirous of making a Funding Commitment ("Commitment") and negotiating a Development Agreement ("Agreement") with the Developer for the development of the Subject Property and the provision of workforce housing for those earning less than 120% of the area median income such as teachers, firefighters, police officers, healthcare workers, and other working professionals; and

WHEREAS, Tax Increment Financing ("TIF") is a public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects in many cities with the intent to stimulate private investment in a blighted area that has been designated to be in need of economic revitalization; and

WHEREAS, portions of the new TIF generated by the completed Project can serve as a project incentive in the form of an annual reimbursement; and

WHEREAS, the cumulative TIF reimbursements will be capped at a total of \$2,400,000.00, and the annual reimbursements will not extend beyond September 30, 2030; and

WHEREAS, the City, CRA and Broward County entered into an Interlocal Agreement ("ILA") in 2018 regarding funding for affordable housing, and the ILA allows for affordable/workforce LMI area housing programs and other affordable housing programs as approved in writing by the Broward County Administrator; and

WHEREAS, in accordance with the ILA, the City has invoiced Broward County for the outstanding County Contribution from the set aside amounts for FY 2018 and 2019 and has requested payment of \$2,484,855 for FY 2018 and \$1,036,781 for FY 2019; and

WHEREAS, the City is willing to provide \$3,500,000.00 of the outstanding County Contribution for FY 2018 and FY2019 to the Developer in the form of a forgivable loan per the terms of the Commitment, provided that the County releases the funds and the County Administrator approves the use of the funding for the construction of new workforce housing units in an LMI area; and

WHEREAS, to the extent permitted by law, the City will provide an offset of up to \$2,000,000.00 to the Developer for documented City government fees related to the Project to be assessed to the Developer; and

WHEREAS, the CRA will provide \$3,000,000.00 in a forgivable loan to be paid per the terms of the Commitment with \$1,000,000.00 payable in FY 2022, \$1,000,000.00 payable in FY 2023, and \$1,000,000.00 payable in FY 2024; and

WHEREAS, once the Project is completed and has a temporary certificate of occupancy, the CRA will provide a \$1,000,000.00 payment to the Developer to reimburse project costs and public infrastructure improvements related to the Project, to the extent permitted by law; and

WHEREAS, the Commitment is entered into pursuant to Section 163, Florida Statutes, and Section 166, Florida Statutes, and sets forth the general understanding between the City, CRA and Developer regarding the proposed Project, and by adopting this Resolution, the CRA Board authorizes the CRA Executive Director to execute a comprehensive Agreement incorporating the terms of the Commitment.

NOW, THEREFORE, BE IT RESOLVED BY THE HOLLYWOOD, FLORIDA, COMMUNITY REDEVELOPMENT AGENCY:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That it approves and authorizes the execution, by the appropriate CRA officials, of the attached Commitment between the CRA, City, and Developer, together with such non-material changes as may be subsequently agreed to by the Executive Director of the CRA and approved as to form and legal sufficiency by the General Counsel.

Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2021.

ATTEST:

HOLLYWOOD, FLORIDA COMMUNITY
REDEVELOPMENT AGENCY

PHYLLIS LEWIS, BOARD SECRETARY

JOSH LEVY, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance
of the Hollywood, Florida Community
Redevelopment Agency only.

DOUGLAS R. GONZALES
GENERAL COUNSEL