

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures					
Operating Costs					
External Revenues	(\$100,000)				
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	(\$100,000)				

# ADDITIONAL FTE POSITIONS Cumulative)					
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Is Item Included In Current Budget? Yes _____ No X

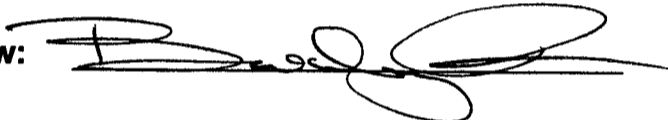
Budget Account No.:

Fund 1539 Dept 143 Unit 2102 RSRC 4133 Program Code/Period _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Palm Beach County is expected to receive \$100,000 in financing fees for the issuance of this Bond.

C. Departmental Fiscal Review:



III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

Lisa Powell 11/20/16
OFMB ET 11/23 MS 11/28 MJ 11/28

J. J. Janbary 12/16/16
Contract Development and Control 12/16/16

B. Legal Sufficiency:

Paul F. [Signature] 12/17/16
Assistant County Attorney

C. Other Department Review:

Department Director

**BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA
NOTICE OF PUBLIC HEARING**

The Board of County Commissioners (the "Commission") of Palm Beach County, Florida (the "County") will hold a public hearing on Tuesday, December 20, 2016, at 9:30 A.M., or as soon thereafter as practicable, at the Jane M. Thompson Memorial Chambers 6th Floor; 301 N. Olive Ave., West Palm Beach, Florida, 33401 on the proposed issuance by the County of its industrial revenue bonds (the "Bonds") in a principal amount not to exceed \$45,000,000 in one or more series of bonds. The proceeds of the Bonds will be loaned by the County to Tuscan Gardens of Delray Beach, LLC, or any one or more affiliates thereof (the "Borrower"). The Borrower will use the proceeds of the Bonds, together with other available funds of the Borrower to (A) finance, refinance or reimburse the acquisition, construction, development, installation and equipping of a senior living facility, including related facilities, fixtures, furnishings and equipment, composed of approximately 128 units which includes 16 supportive independent living units comprising 18 beds, 60 assisted living units comprising 70 licensed beds, 52 memory care units comprising 56 licensed beds (the "Project"); (B) fund necessary reserves for the Bonds; and (C) pay costs associated with the issuance of the Bonds. The Project will be owned and operated by the Borrower and located on approximately 7.5 acres at the southwest corner of the intersection of Frost Lane and Sims Road near Delray Beach in Palm Beach County, Florida 33484.

The aforementioned meeting shall be a public meeting and all persons who may be interested will be given an opportunity to be heard concerning the same. Written comments may also be submitted prior to the hearing to the County Administrator, 11th Floor, 301 North Olive Avenue, West Palm Beach, Florida 33401 prior to the hearing. Written comments should be received by the County on or before 5:00 p.m. December 19, 2016.

ALL PERSONS FOR OR AGAINST SAID APPROVAL CAN BE HEARD AT SAID TIME AND PLACE. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO SUCH HEARING OR MEETING (S)HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF SUCH HEARING OR MEETING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the County no later than seven (7) days prior to the proceeding at the address given in this notice or by telephone at (561) 233-3619.



INDUSTRIAL DEVELOPMENT REVENUE BOND
PALM BEACH COUNTY, FLORIDA

APPLICATION FORM

When there is insufficient space on the application to provide information include attachments. Enclose all pertinent documentation.

INDUSTRIAL REVENUE BOND FINANCING
PROJECT ELIGIBILITY QUESTIONNAIRE

1. Entity that will lease or purchase the project (or borrow the bond proceeds) from the bond issuer.

Entity Name: Tuscan Gardens of Delray Beach Properties, LLC

Address: 189 S. Orange Ave., Suite 1650, Orlando, FL 32801

Telephone: (407) 206-6577

Fax: (407) 206-6565

This entity is referred to as the project's "principal user" for the remainder of this questionnaire.

2. Form of organization of principal user (check one):

corporation partner sole proprietorship limited liability company

Is the principal user related to any other organization by more than 50% common ownership?

yes no

If yes, indicate name of related organization and relationship:

Tuscan Gardens of Delray Beach Management Company, LLC

3. Ownership: List all stockholders or partners having 10% or more interest in the principal user:

Tuscan Gardens of Delray Beach, LLC

4. If any of the above persons own more than 50% of the principal user, list all other organizations which are related to the principal user by virtue of such persons having more than a 50% interest in such organizations:

None

5. Location of the project (street address & municipality or unincorporated area of County):

Southwest corner of Sims Road and Frost Lane, Unincorporated Palm Beach County

6. Project Site (land)

(a) Indicate approximate size (in acres or square feet) of project site: 7.57

(b) Are there buildings now on the project site?

yes no Will be demolished

(c) Indicate the present use of the project site:

Landscaping company

(d) Indicate present owner of project site:

POP Delray Commons, LLC

7. If the principal user now owns the project site, indicate:

(a) Date of Purchase:

(b) Purchase Price:

(c) Balance of Existing Mortgage:

(d) Holder of Mortgage:

8. If the principal user is not now the owner of the project site, does the principal user have an option to purchase the site and any buildings on the site?

yes no

If yes, indicate:

(a) Date Option Agreement Signed with Owner:

(b) Purchase Price under Option:

(c) Expiration Date of Option:

9. Has the principal user entered into a contract to purchase the site?

yes no

If yes, indicate:

(a) Date Signed: May 26, 2016

(b) Purchase Price: \$4,800,000

(c) Settlement Date: Closing estimated June 30, 2017

10. If the principal user is not the owner of project site, does the principal user now lease the site or any buildings on the site?

yes no

11. Is there a relationship legally or by virtue of common control or ownership between the principal user and the seller / lessor of the project site?

yes no

If yes, describe this relationship:

12. Does the project involve acquisition of an existing building or buildings?

yes no

If yes, indicate number and size of buildings: Small building used for storage will be demolished.

13. Does the project consist of the construction of a new building or buildings?

yes no

If yes, indicate number and size of new buildings: One building - 145,000 sq. ft.

14. Does the project consist of additions and/or renovations to existing buildings?

yes no

If yes, indicate nature of expansion and/or renovations:

19. Has any of the above equipment been ordered or purchased?

yes no

If yes, indicate:

Equipment Item	Date Ordered	Delivery Date	Price

20. List the face amount of all tax-exempt finance previously arranged by or for the benefit of the principal user in Palm Beach County:

Date of Issue	Original Face	Current Outstanding
	-0-	

21. State the proposed uses of bond proceeds:

Description of Cost	Amount
Land	\$ 4,800,000
Buildings	33,000,000
Equipment	2,000,000
Engineering	300,000
Architecture	900,000
Interest During Construction	3,100,000
Bond Discount	0
Cost of Financing	900,000
Other (please explain below)	0
Face Amount of Issue	\$45,000,000

22. Have any of the above expenditures already been made by the applicant?

yes no

If yes, indicate particulars:

23. Have any of the above expenditures been incurred but not paid by the principal user?

yes no

If yes, indicate particulars:

24. Are costs of working capital, moving expenses, work in process, or stock in trade included in the proposed uses of bond proceeds?

yes no

If yes, indicate particulars:

25. Will any of the funds to be borrowed through the County be used to repay or refinance an existing mortgage or outstanding loan?

yes no

If yes, indicate particulars:

(Complete questions 26 and 27 only if the proposed financing is an industrial development financing in excess of \$1 million.)

26. List capital expenditures with respect to **this project**:

Expenditure	Past 3-Years Amount	Next 3-Years Amount
Land		
Buildings		
Equipment		
Engineering		
Architecture		
Research & Development		
Interest During Construction		
Other (please explain below)		
TOTAL		

Research and development expenses with respect to a facility must be treated as capital expenditures with respect to it. This would include research and development with respect to products to be produced at the facility and with respect to equipment to be used there. Research and development expenses allocable to the project under the foregoing rule must be treated as capital expenditures with respect to it even though the research and development work takes place in a different county or state.

Costs of molds, etc., to be used at a facility are capital expenditures even if paid by the customer.

Costs of equipment to be moved to a facility are capital expenditures even if the purchase and initial use of the equipment occurred outside the County.

27. List capital expenditures with respect to **other facilities** of the principal user or any related person, if the facilities are located in Palm Beach County:

Expenditure	Past 3-Years Amount	Next 3-Years Amount
Land		
Buildings		
Equipment		
Engineering		
Architecture		
Research & Development		
Interest During Construction		
Other (please explain below)		
TOTAL		

28. Indicate approximate number of individuals who will be employed after completion of the project:
80 to 100 employees

29. Do any of said employees require specialized training or skills to qualify for said employment?

Yes no

If yes, please indicate whether or not training programs will be instituted or whether or not local technical and vocational education can provide such training:

Nursing
Certified Nursing Assistant
Medical technicians

30. Please indicate utility needs; i.e., electrical, water and sewer. Include quantity and character of said needs:

Project will use:
Electrical TBD
Water TBD
Sewer TBD

31. Does the project produce emissions through stacks or chimneys which would subject it to the jurisdiction of the Florida Department of Environmental Regulation?


Yes no

If yes, indicate particulars:

32. Does the project produce sewage, industrial effluent, or discharge of an unusual character requiring specialized treatment?

yes no

If yes, indicate particulars:



Authorized Company Officer Signature
Janet H. Kino

Print Name

Authorized Rep

Title
11-10-16

Date



INTEROFFICE MEMORANDUM

TO: Paul King
Assistant County Attorney

FROM: Sherry Howard *SH*
Deputy Director, Department of Economic Sustainability

DATE: November 22, 2016

RE: Industrial Development Bond Application
Tuscan Gardens of Delray Beach Properties LLC

Department of Economic
Sustainability

Business & Housing
Investments

100 Australian Avenue - Suite
#500

West Palm Beach, FL 33406

(561) 233-3600

FAX: (561) 656-7553

www.pbcgov.com/pubinf/hcd

**Palm Beach County
Board of County
Commissioners**

Paulette Burdick, Mayor

Melissa McKinlay, Vice Mayor

Hal R. Valeche

Dave Kerner

Steven L. Abrams

Mary Lou Berger

Mack Bernard

County Administrator

Verdenia Baker

Equal Housing
Opportunity

*"An Equal Opportunity
Affirmative Action Employer"*

The Palm Beach County Department of Economic Sustainability (DES) has reviewed the Industrial Development Bond Application submitted by Tuscan Gardens of Delray Beach Properties LLC ("The Borrower"), a newly formed entity, to be used in part for financing the acquisition of the properties at the southwest corner of Sims Road and Frost Lane totaling approximately 7.5 acres. Additional portions of funds will be used for the construction of a senior living facility.

The Application requests that Palm Beach County issue \$45,000,000 in Industrial Development Bonds (IDB). The proceeds from the bond sales will be used to pay for site acquisition, construction and to reimburse the Borrower for eligible outlays. The bonds will be payable from the revenues and other available sources from Tuscan Gardens of Delray Beach Properties LLC.

Economic Analysis

The Application states that when the project is completed, The Borrower will employ a minimum of 80 employees. DES conducted a Regional Economic Models Inc. (REMI) analysis showing the following economic impact for the project, which reflects direct, indirect and construction jobs as well as GDP, representing both compensation and capital investment.

REMI results indicate there is a positive economic impact of \$168.1M over five years, including construction. Additionally, REMI demonstrates the employment of 127 full-time equivalents (combined direct and indirect employees). And an additional 809 temporary full time equivalents during the construction phase.

Contributions of Project to Palm Beach County

Tuscan Gardens of Delray Beach Properties LLC will be a senior living facility with approximately 128 units – including 16 supportive independent living units; 60 assisted living units and 52 memory care units.

ATTACHMENT 3

Recommendation

Based on the review of the initial Application, retained/created jobs, total five year economic impact and the County's limited obligation, the Department of Economic Sustainability supports the application by Tuscan Gardens of Delray Beach Properties LLC.

cc: Faye Outlaw, Assistant County Administrator