





**Background and Justification:** Continued from Page 1

**B)** On October 15, 2018, the County entered into an Agreement (R2018-1998) with the City of Greenacres to provide \$159,265 in CDBG funds for drainage improvements along alleyways leading to the First Street drainage system. Amendment 001 entered into on April 19, 2019, revises the Monthly Performance Requirements related to project implementation. (District 2)

**C)** On March 13, 2018, the County entered into an Agreement (R2018-0271) with the Pahokee Housing Authority to provide \$600,000 in CDBG funds for sanitary sewer improvements at Fremd Village and Padgett Island. Amendment 001, entered into on April 29, 2019, provides an additional \$340,000 in CDBG funds for further sanitary sewer improvements and extends the Agreement thirty (30) days. (District 6)

**AMENDMENT 001 TO THE LOAN AGREEMENT**  
**WITH**  
**HTG HERON ESTATES SENIOR, LLC**

Amendment 001 to the Loan Agreement is made and entered into on APR 12 2019,  
by and between **PALM BEACH COUNTY** ("County") and **HTG HERON ESTATES SENIOR,  
LLC** ("Borrower").

**WITNESSETH:**

**WHEREAS**, the County entered into a Loan Agreement (R2018-0276), with the Borrower on March 13, 2018, to provide \$115,000 in State Housing Initiatives Partnership (SHIP) Program funds for the construction of 101 affordable rental units to be known as Heron Estates Senior Apartments; and

**WHEREAS**, the parties wish to modify the Loan Agreement to extend the loan drawdown deadline.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements hereinafter set forth, and various other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**A. RECITALS**

The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning as ascribed to them in the Agreement.

**B. SECTION 2: THE LOAN AND LOAN EXPENDITURE REQUIREMENTS**

The last sentence of Section 2 is revised to replace "October 15, 2018" with "May 31, 2019".

Except as modified by this Amendment 001, the Loan Agreement, remains unmodified and in full force and effect in accordance with the terms thereof.

This Amendment 001 is expressly contingent upon the approval of the County and shall become effective only when signed by all parties.

**(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)**

AMENDMENT 001 TO THE LOAN AGREEMENT  
WITH HTG HERON ESTATES SENIOR, LLC

IN WITNESS WHEREOF, the Borrower and the County have caused this Amendment 001 to be executed on the date first above written.

Signed, sealed and delivered  
in the presence of:

Witnesses:

*[Handwritten Signature]*

Witness Signature

*Arnel Fraynd*

Print Witness Name

*[Handwritten Signature]*

Witness Signature

*Mauricio Teran*

Print Witness Name

**BORROWER:**

**HTG HERON ESTATES SENIOR, LLC**  
a Florida limited liability company

By: HTG Heron Estates Senior Manager, LLC  
a Florida limited liability company,  
its Manager

By: *[Handwritten Signature]*

Matthew Rieger, Manager

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

The foregoing instrument was acknowledged before me this 4 day of, April, 2019,  
by Matthew Rieger, as Manager of HTG Heron Estates Senior Manager, LLC, the Manager of  
HTG Heron Estates Senior, LLC, who is personally known to me, or who has produced  
\_\_\_\_\_ as identification and who did/did not take an oath.



(NOTARY SEAL ABOVE)

Signature: *[Handwritten Signature]*

Notary Name: Mauricio Teran  
Notary Public - State of Florida

**PALM BEACH COUNTY, FLORIDA, a  
Political Subdivision of the State of Florida**

**FOR ITS BOARD OF COUNTY COMMISSIONERS**

By: *[Handwritten Signature]*

Jonathan B. Brown, Director  
Dept. of Housing and Economic Sustainability

Approved as to Form and  
Legal Sufficiency

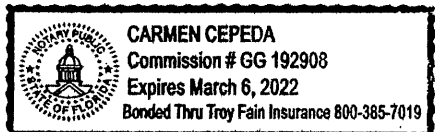
Approved as to Terms and Conditions  
Dept. of Housing and Economic Sustainability

By: *[Handwritten Signature]*  
James Brako,  
Assistant County Attorney

By: *[Handwritten Signature]*  
Sherry Howard,  
Deputy Director

**STATE OF FLORIDA  
COUNTY OF PALM BAECH**

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of, April, 2019  
by Jonathan B. Brown, as Director of the Dept. of Housing and Economic Sustainability of  
PALM BEACH COUNTY, a political subdivision of the State of Florida. Said person is  
personally known to me, or has produced \_\_\_\_\_ as identification and  
did/did not take an oath.



(NOTARY SEAL ABOVE)

Signature: *[Handwritten Signature]*

Notary Name: Carmen Cepeda  
Notary Public - State of Florida

**AMENDMENT 001 TO THE AGREEMENT  
WITH  
CITY OF GREENACRES**

Amendment 001 entered into on APRIL 19, 2019 by and between **Palm Beach County** and the **City of Greenacres**.

**WITNESSETH:**

**WHEREAS**, Palm Beach County entered into an Agreement (R2018-1998) with the City of Greenacres on October 15, 2018, to provide \$159,265 of Community Development Block Grant (CDBG) funds for drainage improvements along alleyways leading to the First Street drainage system in the City of Greenacres; and

**WHEREAS**, the City has requested the County to update the monthly performance requirements contained in the Agreement; and

**WHEREAS**, both parties desire to amend the original Agreement in accordance with the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements hereinafter set forth, and various other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**A. INCORPORATION OF RECITALS**

The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning as ascribed to them in the Agreement.

**B. EXHIBIT A – WORK PROGRAM NARRATIVE: SECTION I.G – MONTHLY PERFORMANCE REQUIREMENTS**

Delete the Monthly Performance Requirements and dates and replace them with the following:

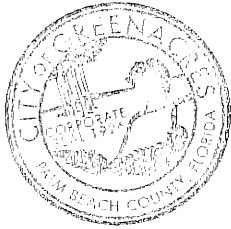
Advertise, Accept Bids and Award Contract by:	May 2019
Start Construction by:	June 2019
33% of Funds Expended by:	July 15, 2019
Complete Construction by:	October 2019
Submit Final Reimbursement by:	November 2019
100% of Funds Expended by:	December 2019

**NOTE: 100% of these CDBG funds awarded must be expended by December 31, 2019 and all necessary reimbursement documentation to meet this expenditure requirement must be submitted to HES, no later than November 1, 2019.**

Except as modified by this Amendment 001, the Agreement remains unmodified and in full force and effect in accordance with the terms thereof. This Amendment 001 is expressly contingent upon the approval of the County and shall become effective only when signed by all parties.

IN WITNESS WHEREOF, the Municipality and the County have caused this Amendment 001 to be executed on the date first above written.

(MUNICIPALITY SEAL BELOW)



**CITY OF GREENACRES**

By: *Joel Flores*  
Joel Flores, Mayor

By: *Melody Larson*  
Melody Larson, CMC, Acting City Clerk

By: *[Signature]*  
Attorney for Municipality (Optional)

**PALM BEACH COUNTY, FLORIDA, a  
Political Subdivision of the State of Florida  
For its BOARD OF COUNTY COMMISSIONERS**

By: *Jonathan B. Brown*  
Jonathan B. Brown, Director  
Department of Housing & Economic Sustainability

Approved as to Form and  
Legal Sufficiency

Approved as to Terms and Conditions  
Department of Housing & Economic Sustainability

By: *James Brako*  
James Brako  
Assistant County Attorney

By: *Sherry Howard*  
Sherry Howard  
Deputy Director

**AMENDMENT 001 TO THE AGREEMENT  
WITH  
PAHOKEE HOUSING AUTHORITY, INC.**

**Amendment 001** entered into on April 29, 2019, by and between **Palm Beach County** and the **Pahokee Housing Authority, Inc.**

**WITNESSETH:**

**WHEREAS**, Palm Beach County entered into an Agreement (R2018-0271) with the Pahokee Housing Authority, Inc., on March 13, 2018, to provide \$600,000 of Community Development Block Grant (CDBG) funds for sanitary sewer improvements at their properties at Fremd Village and Padgett Island; and

**WHEREAS**, the Housing Authority has requested \$340,000 in additional CDBG funds to accommodate further sanitary sewer improvements to repair existing building laterals; and

**WHEREAS**, both parties desire to amend the original Agreement in accordance with the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements hereinafter set forth, and various other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**A. INCORPORATION OF RECITALS**

The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning as ascribed to them in the Agreement.

**B. SECTION 6: MAXIMUM COMPENSATION**

Replace "\$600,000" with "940,000" and replace "June 30, 2019" with "July 31, 2019".

**C. SECTION 7: TIME OF PERFORMANCE**

Replace "June 30, 2019" with "July 31, 2019".

**D. EXHIBIT A-1: SECTION 1-G: MONTHLY PERFORMANCE REQUIREMENTS**

Replace "June 30, 2019" with "July 31, 2019"; and revise the performance requirements below to read as follows:

50% of Additional Funds Expended by:	May 2019
Construction Complete by:	June 2019
Submit Final Reimbursement by:	June 2019
100% of Funds Expended by:	July 2019

**E. EXHIBIT A – SECTION 2 - A**

Replace "\$600,000" with "940,000".

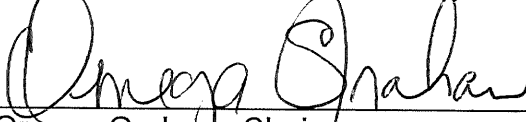
Except as modified by this Amendment 001, the Agreement remains unmodified and in full force and effect in accordance with the terms thereof. This Amendment 001 is expressly contingent upon the approval of the County and shall become effective only when signed by all parties.

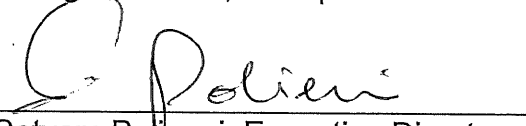


IN WITNESS WHEREOF, the Agency and the County have caused this Amendment 001 to be executed on the date first above written.

(SEAL BELOW)

**PAHOKEE HOUSING AUTHORITY, INC.**

By:   
Omega Graham, Chairperson

By:   
Satyam Polineni, Executive Director

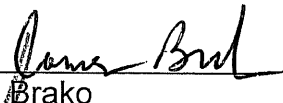
By: \_\_\_\_\_  
Attorney for Housing Authority (Optional)

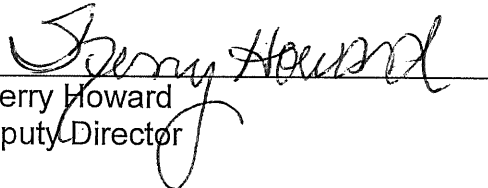
**PALM BEACH COUNTY, FLORIDA, a  
Political Subdivision of the State of Florida  
For its BOARD OF COUNTY COMMISSIONERS**

By:   
Jonathan B. Brown, Director  
Department of Housing & Economic Sustainability

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James Brako  
Assistant County Attorney

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Sherry Howard  
Deputy Director