

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date:	June 13, 2023	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Housing and Economic Development		

I. EXECUTIVE BRIEF

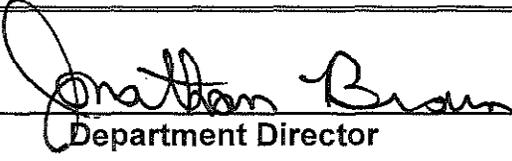
Motion and Title: Staff recommends motion to receive and file: Documents executed in connection with a loan made to Daniel Madistin, L.L.C., in the amount of \$900,000 under the Housing and Urban Development (HUD) Section 108 Loan Program as follows:

- A) Palm Beach County Section 108 Promissory Note;
- B) Palm Beach County Section 108 Loan Agreement;
- C) Section 108 Loan Program Agreement;
- D) Mortgage Agreement with Assignment of Leases and Rents;
- E) Collateral Security Mortgage Agreement;
- F) Guaranty Agreement;
- G) Environmental Indemnity Agreement;
- H) Further Assurances and Errors and Omissions Statement;
- I) State of Florida Uniform Commercial Code 1 Financing Statement; and
- J) Intercreditor Agreement.

Summary: This Section 108 loan in the amount of \$900,000 is to Daniel Madistin, L.L.C., owner and operator of the Greenacres Learning Center (Center) located at 3950 South 57th Avenue, Greenacres, Florida. The Center currently has approximately 150 students and seven employees. This \$7.5M expansion project will create 26 new full-time equivalent jobs over five years and increase the building from 6,300 sq. ft. to a total of 13,000 sq. ft. The \$900,000 in Section 108 loan funds are leveraged with a bank loan and owner's equity. In accordance with County PPM CW-0-051, all delegated contracts, agreements and grants must be submitted by the initiating Department as a receive and file agenda item. The documents have been executed on behalf of the Board of County Commissioners (BCC) by the County Administrator or Designee in accordance with Resolution R2009-0725, and are now being submitted to the BCC to receive and file. District 3 (DB)

Background and Justification: The Palm Beach County Section 108 Loan Program, which is administered by the Palm Beach County Department of Housing & Economic Development, was developed to create a source of loan funding for use by businesses and investors to implement business ventures that will create new jobs and help revitalize communities. Funding for the Program is received from HUD.

Attachment(s): Documents as listed in A through J above

Recommended By:	 Department Director	<u>5/11/2023</u> Date
Approved By:	 Assistant County Administrator	<u>5/11/2023</u> Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Grant Expenditures	\$900,000				
Operating Costs					
External Revenues	(\$900,000)				
Program Income					
In-Kind Match					
NET FISCAL IMPACT	-0-				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included In Current Budget? Yes X No
 Does this Item include the use of Federal funds? Yes X No

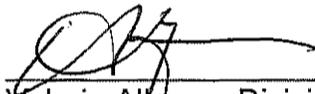
Budget Account No.:

Fund 1540 Dept. 143 Unit 2008 Sub Unit H037 Object 8201

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

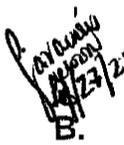
These agreements allocate \$900,000 in HUD Section 108 Loan Program funds to the project.

C. Departmental Fiscal Review:


 Valerie Alleyne, Division Director II
 Finance and Administrative Services, DHED

III. REVIEW COMMENTS

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

 Les Math 4/27/2023
 OFMB GA 486

A. J. Jacobus 5/4/23
 Contract Development and Control
7/11 5/4/23

B. Legal Sufficiency:

RLM 5/18/2023
 Assistant County Attorney

C. Other Department Review:

 Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)