



**Nonprofit
Annual Meetings
January 20, 2021**

**AHDC
EAHDC
JLYA
MBDC
MRDC
NTHDC
THADC
THFC**

AHDC

THA Affordable Housing Development Corp.

A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



AHDC Meeting Agenda

THA Affordable Housing Development Corp.

January 20, 2021

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETING

- *May 20, 2020*

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*

V. ADJOURNMENT

**Minutes
of the Regular/Virtual Meeting
of the Board of Directors
of THA Affordable Housing Development Corporation**

May 20, 2020

I. CALL TO ORDER

Chairman Cloar called the regular meeting of the THA Affordable Housing Development Corporation Board of Directors to order at 10:12 am. Also present online for this virtual meeting were Directors Ben Dachealli, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin and legal counsel, Ricardo Gilmore. Bemetra Salter-Liggins was not present.

II. APPROVAL OF MINUTES

A motion to approve the Minutes of the regular Board meeting of January 15, 2020 was made by Director Johnson-Griffin, seconded by Director Homans, and passed:

Director Cloar	Yes
Director Dachealli	Yes
Director Johnson-Griffin	Yes
Director Homans	Yes
Director Hardwick	Present

III. NEW BUSINESS

A motion to approve the resolution as presented by Susi Begazo-McGourty was made by Director Johnson-Griffin, seconded by Director Homans, and passed:

Resolution No. 2020-0021

TO APPROVE THE ANNUAL BUDGET FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2020, AS PRESENTED BY THE PRESIDENT / SECRETARY, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF DIRECTORS.

Director Cloar	Yes
Director Dachealli	Yes
Director Johnson-Griffin	Yes
Director Homans	Yes
Director Hardwick	Yes

III. ADJOURNMENT

There being no other matters to come before this Board, the Chair adjourned the meeting at 10:15 am.

Approved this 20th Day of January, 2021.

Chairperson

President/Secretary

EAHDC

ENCORE AFFORDABLE HOUSING DEVELOPMENT CORP.

A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



Meeting Agenda

Encore Affordable Housing Development Corp.

January 20, 2021

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETING

- *January 15, 2020*

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*

V. ADJOURNMENT

**Minutes
of the Annual Meeting
of the Board of Directors
of the Encore Affordable Housing Development Corporation**

January 15, 2020

I. CALL TO ORDER

Chairwoman Johnson-Velez called the meeting of the Encore Affordable Housing Development Corporation Board of Directors to order at 8:44 am. Other Directors in attendance were, Ben Dachepalli, Bemetra Salter-Liggins, James Cloar, Billi Johnson-Griffin, Parker Homans and legal counsel, Ricardo Gilmore.

II. APPROVAL OF MINUTES

A motion to approve the Minutes from the November 15, 2017 annual meeting was made by Director Johnson-Velez, seconded by Director Johnson-Griffin, and passed:

Director Dachepalli	Present
Director Salter-Liggins	Present
Director Cloar	Present
Director Johnson-Velez	Yes
Director Johnson-Griffin	Yes
Director Homans	Present

III. NEW BUSINESS

- *Election of Officers*

Attorney Ricardo Gilmore opened the floor for nominations for the position of Chair.

A motion to nominate the Chair, James Cloar, and Vice-Chair, Bemetra Salter-Liggins, of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida as the respective Chair and Vice-Chair of the Board of Directors of the Encore Affordable Housing Development Corporation was made by Director Susan Johnson-Velez, seconded by Director Bemetra Salter-Liggins. Chairwoman Johnson-Velez closed the nominations on said names.

James Cloar is elected Chair.
Bemetra Salter-Liggins is elected Vice-Chair.

III. ADJOURNMENT

There being no further business to come before this Board, Chairman Cloar adjourned the meeting at 8:46 am.

Approved this 20th Day of January 2020.

Chairperson

President/Secretary

JLYA

JL Young Apartments, Inc.

A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



Meeting Agenda

JL Young Apartments, Incorporated

January 20, 2021

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETING

- *January 15, 2020*

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*

V. ADJOURNMENT

**Minutes
of the Annual Meeting
of the Board of Directors
of the JL Young Apartments, Incorporated**

January 15, 2020

I. CALL TO ORDER

Chairwoman Johnson-Velez called the meeting of the JL Young Apartments, Incorporated Board of Directors to order at 8:46 am. Other Directors in attendance were, Ben Dacheballi, Bemetra Salter-Liggins, James Cloar, Billi Johnson-Griffin, Parker Homans and legal counsel, Ricardo Gilmore.

II. APPROVAL OF MINUTES

A motion to approve the Minutes from the November 15, 2017 meeting made by Director Johnson-Velez, seconded by Director Johnson-Griffin, and passed:

Director Dacheballi	Present
Director Salter-Liggins	Present
Director Cloar	Present
Director Johnson-Velez	Yes
Director Johnson-Griffin	Present
Director Homans	Present

III. NEW BUSINESS

- *Election of Officers*

Attorney Rick Gilmore opened the floor for nominations for the positions of Chair and Vice-Chair.

A motion to nominate the Chair, James Cloar, and Vice-Chair, Bemetra Salter-Liggins, of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida as the respective Chair and Vice-Chair of the Board of Directors of JL Young Apartments, Inc. made by Director Susan Johnson-Velez, seconded by Director Billie Johnson-Griffin, and passed without dissent.

A motion to close the nominations on said names made by Director Susan Johnson-Velez, seconded and passed without dissent.

James Cloar is elected Chair.
Bemetra Salter-Liggins is elected Vice-Chair.

- *Resolution No. 2020-0002*

RESOLUTION TO ADOPT THE AMENDED AND RESTATED BYLAWS OF JL YOUNG APARTMENTS, INC.

Resolution presented by Eric Davis, Director of Finance & Accounting of the Tampa Housing Authority, to amend the JL Young Apartment By-Laws, Article V Fiscal Year to April 1 - March 31; to improve the accounting and reporting process of the RAD owner entities.

Director Bemetra Salter-Liggins asked when will the new fiscal calendar year begin. Eric stated it will begin in fiscal calendar year 20-21, reporting 15 months in the current year and 12 months in future years.

A motion to approve the Resolution No. 2020-0002 JLYA as presented by Eric Davis, Director of Tampa Housing Authority Finance & Accounting, made by Director Billie Johnson-Griffin, seconded by Director Johnson-Velez, and passed:

Director Dacheballi	Yes
Director Salter-Liggins	Yes
Director Cloar	Yes
Director Johnson-Velez	Yes
Director Johnson-Griffin	Yes
Director Homans	Yes

III. ADJOURNMENT

There being no further business to come before this Board, Chairman Cloar adjourned the meeting at 8:51 am.

Approved this 20th Day of January 2021.

Chairperson

President/Secretary

MBDC

Mary Bethune Development Corp.

A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



Meeting Agenda

Mary Bethune Development Corp.

January 20, 2021

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETING

- *January 15, 2020*

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*

V. ADJOURNMENT

**Minutes
of the Annual Meeting
of the Board of Directors
of the Mary Bethune Development Corporation**

January 15, 2020

I. CALL TO ORDER

Chairwoman Johnson-Velez called the meeting of the Mary Bethune Development Corporation Board of Directors to order at 8:51 am. Other Directors in attendance were, Ben Dachehalli, Bemetra Salter-Liggins, James Cloar, Billi Johnson-Griffin and Parker Homans, and legal counsel, Ricardo Gilmore.

II. APPROVAL OF MINUTES

A motion to approve the Minutes from the May 15, 2019 meeting made by Director Bemetra Salter-Liggins, seconded by Director Cloar, and passed:

Director Dachehalli	Yes
Director Salter-Liggins	Yes
Director Cloar	Yes
Director Johnson-Velez	Yes
Director Johnson-Griffin	Yes
Director Homans	Present

III. NEW BUSINESS

• **Election of Officers**

Attorney Rick Gilmore opened the floor for nominations for the positions of Chair and Vice-Chair.

A motion to nominate the Chair, James Cloar, and Vice-Chair, Bemetra Salter-Liggins, of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida as the respective Chair and Vice-Chair of the Board of Directors of the Mary Bethune Development Corporation made by Director Billi Johnson-Griffin and seconded by Director Ben Dachehalli. Chairwoman Johnson-Velez closed the nominations on said names.

James Cloar is elected Chair.
Bemetra Salter-Liggins is elected Vice-Chair.

III. ADJOURNMENT

There being no further business to come before this Board, Chairman Cloar adjourned the meeting at 8:53 am.

Approved this 20th Day of January, 2020.

Chairperson

President/Secretary

MRDC

Meridian River Development Corp.

A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



MRDC Meeting Agenda

Meridian River Development Corp.

January 20, 2021

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETING

- *May 20, 2020*
(Director Salter-Liggins did not participate in this meeting.)

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*

V. ADJOURNMENT

**Minutes
of the Regular/Virtual Meeting
of the Board of Directors
of the Meridian River Development Corporation**

May 20, 2020

I. CALL TO ORDER

Chairman Cloar called the meeting of the Meridian River Development Corporation Board of Directors to order at 10:08 am. Also present online for this virtual meeting were Ben Dachealli, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin, and legal counsel, Ricardo Gilmore. Director Bemetra Salter-Liggins was not present.

II. PUBLIC FORUM

There was none to come before this forum.

III. APPROVAL OF MINUTES

A motion to approve the Minutes from the January 15, 2020 annual meeting was made by Director Johnson-Griffin, seconded by Director Homans, and passed:

Director Cloar	Yes
Director Dachealli	Yes
Director Johnson-Griffin	Yes
Director Homans	Yes
Director Hardwick	Present

IV. NEW BUSINESS

A motion to approve the Resolution as presented by Jerome Ryans, President / Secretary, was made by Director Johnson-Griffin, seconded by Director Hardwick, and passed:

- *Resolution No. 2020-0033-MRDC*

TO APPROVE THE ANNUAL BUDGET FOR THE TWELVE MONTHS ENDING DECEMBER 31, 2020, AS PRESENTED BY THE PRESIDENT / SECRETARY, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF DIRECTORS.

Director Cloar	Yes
Director Dachealli	Yes
Director Johnson-Griffin	Yes
Director Homans	Yes
Director Hardwick	Yes

III. ADJOURNMENT

There being no further business to come before this Board, the Chair adjourned the meeting at 10:12 am.

Approved this 20th Day of January 2021.

Chairperson

President / Secretary

NTHDC

North Tampa Housing Development Corp.
A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



NTHDC Meeting Agenda

North Tampa Housing Development Corp.

January 20, 2021

I. CALL TO ORDER

II. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

- *May 20, 2020
(Director Salter-Liggins did not participate in this meeting.)*

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*

V. ADJOURNMENT

**Minutes
of the Regular/Virtual Meeting
of the Board of Directors
of the North Tampa Housing Development Corporation**

May 20, 2020

I. CALL TO ORDER

Chairman Cloar called the meeting of the North Tampa Housing Development Corporation Board of Directors to order at 10:03 am. Also present online for this virtual meeting were Ben Dacheballi, Lorena Hardwick, Parker Homans, Billi Johnson-Griffin, and legal counsel, Ricardo Gilmore. Director Salter-Liggins was not present.

II. APPROVAL OF MINUTES

A motion to approve the Minutes from the January 15, 2020 annual meeting was made by Director Johnson-Griffin, seconded by Director Homans, and passed:

Director Cloar	Yes
Director Dacheballi	Yes
Director Johnson-Griffin	Yes
Director Homans	Yes
Director Hardwick	Present

III. NEW BUSINESS

A motion to approve the resolution as presented by Susi Begazo-McGourty was made by Director Johnson-Griffin, seconded by Director Homans, and passed:

- *Resolution No. [2020-0078](#)*

TO APPROVE THE ANNUAL BUDGET FOR THE TWELVE MONTHS ENDING MARCH 31, 2021, AS PRESENTED BY THE PRESIDENT / SECRETARY, JEROME D. RYANS, FOR REVIEW BY THE BOARD OF DIRECTORS.

Director Cloar	Yes
Director Dacheballi	Yes
Director Johnson-Griffin	Yes
Director Homans	Yes
Director Hardwick	Yes

IV. PUBLIC FORUM

There was none to come before this forum.

V. ADJOURNMENT

There being no further business to come before this Board, the Chair adjourned the meeting at 10:06 am.

Approved this 20th Day of January 2021.

Chairperson

President/Secretary

THADC

TAMPA HOUSING AUTHORITY DEVELOPMENT CORP.

A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



Meeting Agenda

Tampa Housing Authority Development Corp.

January 20, 2021

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETING

- *October 21, 2020*
(Director Dacheballi did not participate in this meeting.)

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*
- *Presentation of Resolution No.: **2020-0031 THADC***

TO AUTHORIZE THE PRESIDENT OF TAMPA HOUSING AUTHORITY DEVELOPMENT CORP. (THADC) TO FINALIZE NEGOTIATIONS AND EXECUTE ANY AND ALL DOCUMENTS REQUIRED FOR THE FINANCIAL CLOSING OF THE BOULEVARD AT WEST RIVER TOWER 4 AND BOULEVARD VILLAS.

V. ADJOURNMENT

**Minutes
of the Regular/Virtual Meeting
of the Board of Directors
of the Tampa Housing Authority Development Corporation**

October 21, 2020

I. CALL TO ORDER

Chairmen James Cloar called the meeting of the Tampa Housing Authority Development Corporation Board of Directors to order at 10:16am. Also present online for this virtual meeting were Bemetra Salter-Liggins, Billi Johnson-Griffin, Lorena Hardwick, Parker Homans and legal counsel, Ricardo Gilmore. Director Ben Dachevall was not present for this meeting.

II. APPROVAL OF MINUTES

A motion to approve the Minutes from the March 18, 2020 meeting was made by Director Johnson-Griffin, seconded by Director Salter-Liggins, and passed:

Director Cloar	Yes
Director Salter-Liggins	Yes
Director Johnson-Griffin	Yes
Director Hardwick	Yes
Director Homans	Yes

A motion to approve the Minutes from the July 15, 2020 meeting was made by Director Johnson-Griffin, seconded by Director Homans, and passed:

Director Cloar	Yes
Director Salter-Liggins	Present
Director Johnson-Griffin	Yes
Director Hardwick	Yes
Director Homans	Yes

III. PUBLIC FORUM

There was none to come before this forum.

IV. NEW BUSINESS

A motion to approve the following Resolution was made by Director Homans, seconded by Director Hardwick, and passed:

- *Resolution No. 2020-0030-THADC*

THE BOARD OF DIRECTORS IS REQUESTED TO AUTHORIZE THE PRESIDENT/CEO OF TAMPA HOUSING AUTHORITY DEVELOPMENT CORPORATION (THADC) A RESOLUTION TO RATIFY THE FORMATION OF OPEN SPACE ACQUISITIONS, LLC AS A WHOLLY OWNED INSTRUMENTALITY OF TAMPA HOUSING AUTHORITY DEVELOPMENT CORP TO BE USED IN THE ACQUISITION OF SURROUNDING PROPERTY IN PROXIMITY TO THA REDEVELOPMENT INITIATIVES.

Director Cloar	Yes
Director Salter-Liggins	Yes
Director Johnson-Griffin	Yes
Director Hardwick	Yes
Director Homans	Yes

V. ADJOURNMENT

There being no further business to come before this Board, the Chair adjourned the meeting at 10:24 am.

Approved this 20th Day of January 2021.

Chairperson

President/Secretary

Resolution

2021-0031-THADC

**TAMPA HOUSING AUTHORITY DEVELOPMENT CORPORATION
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Directors

Re.: Resolution Number: 2021-0031-THADC

The Board of Directors is requested to approve the above-referenced resolution in order to:

AUTHORIZE THE PRESIDENT OF TAMPA HOUSING AUTHORITY DEVELOPMENT CORP. (THADC) TO FINALIZE NEGOTIATIONS AND EXECUTE ANY AND ALL DOCUMENTS REQUIRED FOR THE FINANCIAL CLOSING OF THE BOULEVARD AT WEST RIVER TOWER 4 AND BOULEVARD VILLAS.

2. Who is making request:

A. Entity: TAMPA HOUSING AUTHORITY DEVELOPMENT CORPORATION

B. Project: THADC

C. Originator: LEROY MOORE, COO

3. Cost Estimate (if applicable):

\$N/A

Narrative:

A resolution

Attachments (if applicable):

M E M O R A N D U M

Date: January 11, 2021

To: Board of Directors of Tampa Housing Authority Development Corp.

Through: Jerome D. Ryans, President

From: Leroy Moore, Vice-President

Subject: **Resolution 2021-0031 THADC
RESOLUTIONS APPROVING THE BOULEVARD TOWER 4 AND
BOULEVARD VILLAS EQUITY, CONSTRUCTION AND PERMANENT
LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS**

This Resolution is necessary to authorize the President Tampa Housing Authority Development Corp. (THADC) to finalize negotiations and execute any and all documents required for the financial closing of the Boulevard at West River Tower 4 and Boulevard Villas.

If you have any questions ahead of the scheduled Board Meeting please don't hesitate to call Leroy Moore, at 813/341-9101 ext. 3690.

TAMPA HOUSING AUTHORITY DEVELOPMENT CORP.

RESOLUTION 2021- 0031 THADC

RESOLUTIONS APPROVING THE BOULEVARD TOWER 4 AND BOULEVARD VILLAS EQUITY, CONSTRUCTION AND PERMANENT LOANS, AND RENTAL ASSISTANCE DEMONSTRATION CLOSINGS

RESOLVED that the actions of Tampa Housing Authority Development Corp., a Florida not for profit (“THADC”), in forming and serving as the sole member and manager of THA T3D, LLC, a Florida limited liability company (the “General Partner”), which is the sole general partner of WRDG T3D, LP, a Florida limited partnership (the “Partnership”), which is the owner of Boulevard Tower 4 and Boulevard Villas (collectively, the “Development”), and entering into the Operating Agreement of the General Partner and the General Partner entering into the Limited Partnership Agreement of the Partnership, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the equity closing and with respect to the admission to the Partnership of RUDG West River T3D, LLC, a Florida limited liability company, as Class B Limited Partner (the “Class B Limited Partner”); Bank of America, N.A., a national banking association, as Investor Limited Partner (the “Investor Limited Partner”); Banc of America CDC Special Holding Company, Inc., a North Carolina corporation, as Special Limited Partner (the “Special Limited Partner”); and in substantial accordance with the terms of the Amended and Restated Agreement of Limited Partnership, the Development Agreement, the Right of First Refusal Agreement, the Purchase Option Agreement, the Memorandum of Right of First Refusal Agreement and Purchase Option Agreement, the Guaranty Agreement (THA), the Partnership Management Agreement, the General Partner Closing Certificate, and such other documents as contemplated thereby (collectively, the “Equity Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the Housing Finance Authority of Hillsborough County, Florida, a public body corporate and politic organized and existing under the laws of the State of Florida (“HFA”), mortgage construction and permanent loan closings are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Funding Loan Agreement; the Construction Phase Project Loan Agreement; the Project Loan Agreement; the Construction Phase Financing Agreement; the Intercreditor Agreement; the Land Use Restriction Agreement; the Construction Phase Project Loan Note; the Mortgage, Assignment of Rents, Security Agreement and Fixture Filing; the Absolute and Unconditional Guaranty of Completion; the Assignment of Mortgage and Collateral Loan Documents; the Assignment of Contracts; the Construction Disbursement Agreement; the Guaranty Agreement; the Environmental Indemnity Agreement; the Assignment of Agreement to Enter into a Housing Assistance Payments Agreement; the Assignment of Housing Assistance Payments Agreement; the Consent to Assignment of AHAP Contract as Security for Financing; the Consent to Assignment of HAP Contract as Security for Financing; the Assignment of Management Agreement and Subordination of Management Agreement and Fees; the Collateral Assignment and Pledge of Developer Fees and Security Agreement; the Collateral Assignment and Pledge of Class B Limited

Partner Interests and Security Agreement (RUDG West River T3D, LLC); the Collateral Assignment and Pledge of General Partner Interests and Security Agreement (THA T3D, LLC); the Investor Equity Assignment and Security Agreement; the General Partner's Affidavit; the Development Budget Certification; the Insurance Anti-Coercion Statement; the Subordination Agreement Governmental Entity – TEL (Forward); the Amended and Restated Project Note -TEL (Forward); the Endorsement to Multifamily Note; the Amended and Restated Multifamily Mortgage, Assignment of Rents and Security Agreement; the Continuing Covenant Agreement – TEL (Forward); the Guaranty – Multistate – TEL (Forward); the Assignment of Management Agreement and Subordination of Management Fees – TEL (Immediate); the Consent to Assignment of HAP Contract as Security for Freddie Mac Financing; and such other documents, instruments, and agreements as contemplated thereby, including, but not limited to, all tax documents related to the tax-exempt status of the loan and closing documents (collectively, the “Project Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that the forms, terms, and provisions of the documents in connection with the Housing Authority of the City of Tampa, Florida (“THA”) mortgage construction and permanent loan closings are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the Mortgage Note (THA RAP), the Authority Mortgage, the Assignment of Leases and Rents, and such other documents as contemplated thereby (collectively, the “THA Loan Documents”), are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is further

RESOLVED that, also in connection with the Development, the Contract for Purchase and Sale of Real Property and any amendments thereto, the Assignment, the Easement Agreement, the Contribution and Indemnity Agreement, the Special Warranty Deed, the Property Management Agreement, the Rental Conversion Commitment and any amendments thereto, the Rental Assistance Demonstration Use Agreement, the PBV Housing Assistance Payments Contract, the Partial Release of Property from Declarations of Trust (Boulevard Tower 4 and Boulevard Villas - RAD Units and Non-RAD PBRA Units), the Certification and Assurances, the Consolidated Owner Certification, the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 4 and Boulevard Villas /HFA], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 4 and Boulevard Villas / New York Mellon Trust Company], the Agreement to Subordinate to Rental Assistance Demonstration Use Agreement [Boulevard Tower 4 and Boulevard Villas / THA], the Certification of PHA, the Certification of Project Owner, the Certificate of WRDG T3D, LP, the Certificate of THA T3D, LLC, the Certificate of Tampa Housing Authority Development Corp., the Certificate of Housing Authority of the City of Tampa, Florida, and any and all other security agreements, guaranties, indemnities, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications in connection with the transactions referenced herein (collectively, the “Other Documents”), are hereby in each and every respect approved, ratified, and confirmed; and it is further

RESOLVED that THADC and the General Partner are hereby authorized to enter into the Equity Documents, the Project Loan Documents, the THA Loan Documents, and the Other Documents, as applicable, and that execution and delivery of such documents in their respective

names by Jerome D. Ryans, as President and/or Secretary of THADC; Leroy Moore, as Vice-President of THADC; Susi Begazo-McGourty, as Treasurer of THADC; or any such other officer of THADC as may be elected in accordance with the Amended and Restated Bylaws of THADC, as amended from time to time (each an “Officer” and collectively, the “Officers”), are hereby approved, ratified, and confirmed; and it is further

RESOLVED that action by the Officers and any person or persons designated and authorized so to act by any such respective Officer, to do and perform, or cause to be done and performed, in the name and on behalf of THADC, the General Partner or the Partnership, as applicable, or the execution and delivery, or causing to be executed and delivered, such other security agreements, financing statements, notices, requests, demands, directions, consents, approvals, waivers, acceptances, appointments, applications, certificates, agreements, supplements, amendments, further assurances or other instruments or communications, in the name and on behalf of THADC, the General Partner or the Partnership, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions (including any past action) is hereby approved, ratified, and confirmed; and it is further

RESOLVED that the execution and delivery by any authorized Officer of any of the aforesaid agreements, documents, and instruments authorized in the foregoing resolutions and the taking by any Officer of any acts in any way related to the transactions contemplated by the foregoing resolutions, and such other agreements, documents, and instruments shall be conclusive evidence of such Officer’s approval thereof and of such Officer’s authority to execute and deliver such agreements, documents, and instruments and to take and perform such acts in the name and on behalf of THADC, the General Partner or the Partnership, as applicable; and it is further

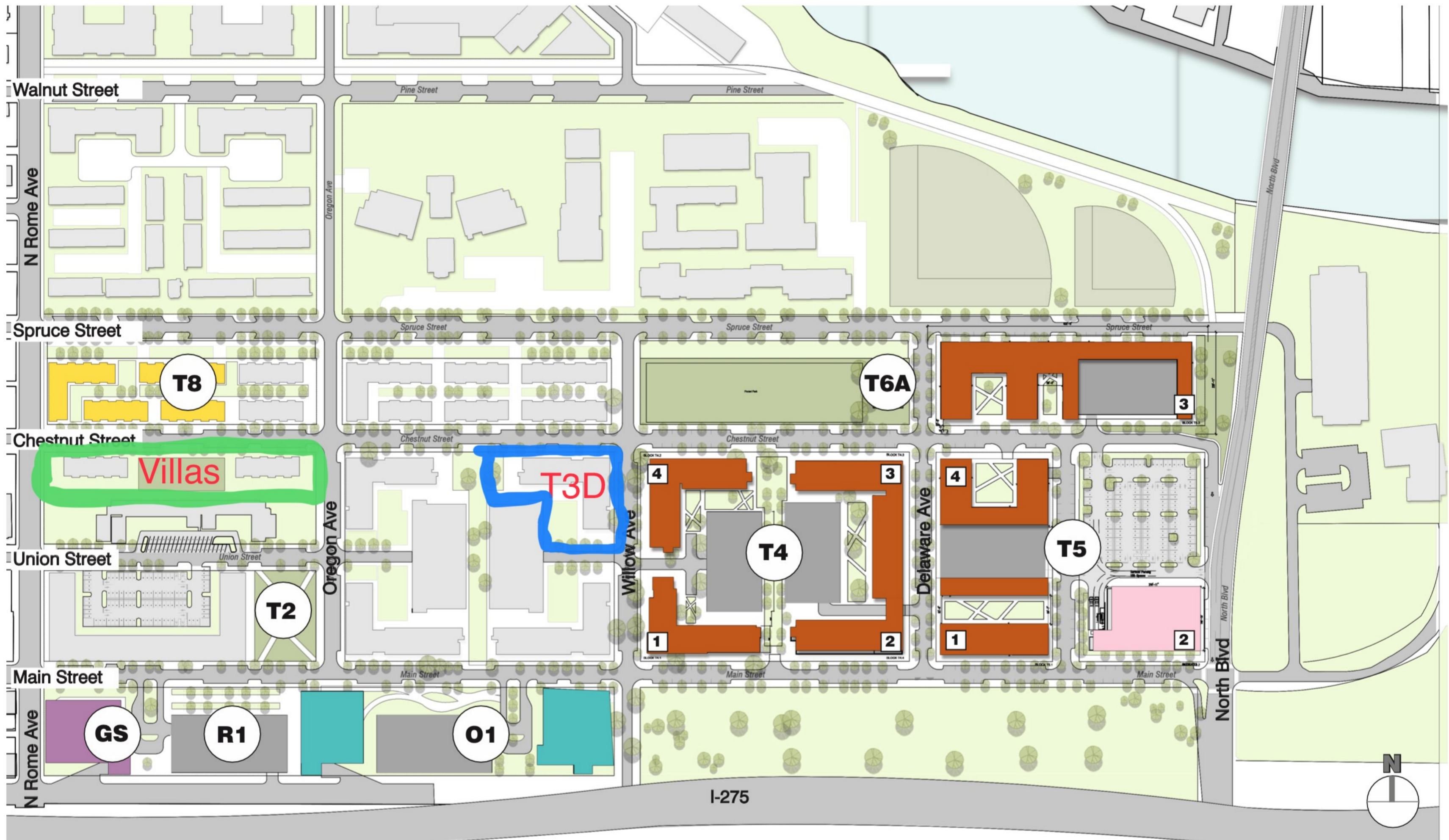
RESOLVED that the Class B Limited Partner, the Investor Limited Partner, the Special Limited Partner, HFA, Bank of America, N.A., a national banking association, The Bank of New York Mellon Trust Company, N.A. a national banking association, as fiscal agent, THA, Grandbridge Real Estate Capital LLC, a North Carolina limited liability company, the Federal Home Loan Mortgage Corporation, and their respective successors and assigns are hereby authorized to rely upon these resolutions, and upon any certificate of any Officer with respect thereto until receipt of actual written notice of the revocation thereof, and may conclusively presume that the persons designated as Officers in any certificates signed by any Officer continue to hold office until actual receipt of a certificate from the President of THADC to the contrary.

CERTIFICATE OF COMPLIANCE

This is to certify that the THADC’s Board of Directors has approved and adopted this Resolution 2021-0031 THADC dated January 20, 2021.

Chairperson

President/Secretary



WEST RIVER MASTER PLAN

Tampa, Florida

PD_LAND USE SITE PLAN

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THFC

Tampa Housing Funding Corp.

A non-profit Entity of The Housing Authority of the City of Tampa

Board of Directors Meeting

January 20, 2021



THFC Meeting Agenda

Tampa Housing Funding Corp.

January 20, 2021

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETING

- *January 15, 2020*

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Election of Officers*

V. ADJOURNMENT

**Minutes
of the Regular Meeting
of the Board of Directors
of the Tampa Housing Funding Corporation**

January 15, 2020

I. CALL TO ORDER

Chairwoman Johnson-Velez called the meeting of the Tampa Housing Funding Corporation Board of Directors to order at 8:57 am. Other Directors in attendance were, Ben Dachevall, Bemetra Salter Liggins, James Cloar, Billi Johnson-Griffin, Parker Homans and legal counsel, Ricardo Gilmore.

II. APPROVAL OF MINUTES

A motion to approve the Regular Minutes from the November 15, 2017 meeting was made by Director Salter Liggins and seconded by Director Johnson-Griffin.

Director Dachevall	Present
Director Salter Liggins	Present
Director Cloar	Present
Director Johnson-Velez	Yes
Director Johnson-Griffin	Yes
Director Homans	Present

III. NEW BUSINESS

- *Election of Officers*

Attorney Ricardo Gilmore opened the floor for nominations for the positions of Chair and Vice-Chair.

A motion to nominate the Chair, James Cloar, and Vice-Chair, Bemetra Salter Liggins, of the Board of Commissioners of the Housing Authority of the City of Tampa, Florida as the respective Chair and Vice-Chair of the Board of Directors of the Tampa Housing Funding Corporation made by Director Susan Johnson-Velez and seconded by Director Billie Johnson-Griffin. Chairwoman Susan Johnson-Velez closed the nominations on said names.

James Cloar is elected Chair.
Bemetra Salter Liggins is elected Vice-Chair.

IV. ADJOURNMENT

There being no further business to come before this Board, Chairman James Cloar adjourned the meeting at 8:59 am.

Approved this 20th Day of January 2021.

Chairperson

President/Secretary