

THADC

TAMPA HOUSING AUTHORITY DEVELOPMENT CORP.

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

Board of Directors Meeting

October 21, 2020



Meeting Agenda

Tampa Housing Authority Development Corp.

October 21, 2020

I. CALL TO ORDER

II. MINUTES FROM THE PREVIOUS MEETINGS

- *March 18, 2020*
- *July 15, 2020*

III. PUBLIC FORUM

IV. NEW BUSINESS

- *Presentation of 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.

V. ADJOURNMENT

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

March 18, 2020

I. CALL TO ORDER

Chairman James Cloar called the meeting of the Tampa Housing Authority Development Corporation Board of Directors to order at 9:42 am. Other Directors in attendance were Parker Homans, Ben Dacheballi, Bemetra Salter Liggins, Lorena Hardwick, Billi Johnson-Griffin, and legal counsel Ricardo Gilmore.

II. APPROVAL OF MINUTES

A motion to approve the minutes made by Director Parker Homans and seconded by Director Salter Liggins:

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

III. NEW BUSINESS

None to come before this forum.

IV. ADJOURNMENT

There being no further business to come before this Board, Chairman James Cloar adjourned the meeting at 9:45 am.

Approved this 21th Day of October 2020.

Chairperson

Secretary

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

July 15, 2020

CALL TO ORDER

Chairman James Cloar called the meeting of the Tampa Housing Authority Development Corporation Board of Directors to order at 10:18 am. Other Directors in attendance were Parker Homans, Ben Dacheballi, Lorena Hardwick, Billi Johnson-Griffin, and legal counsel Ricardo Gilmore.

APPROVAL OF MINUTES

March 18, 2020 minutes deferred to the next meeting.

PUBLIC FORUM

None to come before this forum.

NEW BUSINESS

A motion to approve the following Resolution as presented by Leroy Moore, COO, was made by Director Johnson-Griffin and seconded by Director Dacheballi.

- Resolution No.: *2020-0029 THADC*

THE BOARD OF DIRECTORS IS REQUESTED TO APPROVE THE ABOVE-REFERENCED RESOLUTION AUTHORIZING THE PRESIDENT OF TAMPA HOUSING AUTHORITY DEVELOPMENT CORP (THADC) TO UNDERTAKE THE FORMATION OF CERTAIN LEGAL ENTITIES, PREPARE AND EXECUTE OTHER NECESSARY AGREEMENTS AND PREPARE AND SUBMIT HILLSBOROUGH COUNTY HOUSING FINANCE AUTHORITY (HFA), FLORIDA HOUSING FINANCE CORPORATION (FHFC), U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND OTHER FUNDING APPLICATIONS FOR THE ACQUISITION AND REHABILITATION OF BELMONT HEIGHTS ESTATES PHASE I AND PHASE II.

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

ADJOURNMENT

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

Approved this 21th Day of October 2020.

Chairperson

Secretary

Resolution

2020-0030-THADC

**THE HOUSING AUTHORITY OF THE CITY OF TAMPA
RESOLUTION SUMMARY SHEET**

1. Describe the action requested of the Board of Commissioners:

Re: FY2020-0030

The Board of Commissioners is requested to approve the above-referenced resolution authorizing 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.

2. Requestor: Leroy Moore

- A. **Department:** Office of the Chief Operating Officer (COO)
- B. **Project:** N/A
- C. **Originator:** Leroy Moore, Senior Vice President/COO

3. Cost Estimate (if applicable):

Purchase price: N/A

Narrative:

A resolution authorizing the President/CEO of the Housing Authority of the City of Tampa (THA) to authorize its President/CEO to execute a resolution authorizing 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.

Attachments (if applicable):

Resolution Summary

Sheet Memo

Resolution

Attachment I: Open Space Acquisitions LLC

M E M O R A N D U M

Date: October 14, 2020

To: Board of Commissioners

Through: Jerome D. Ryans, President/CEO

From: Leroy Moore, Senior Vice-President/COO

Subject: **Resolution 2020-0030**

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

This Resolution is necessary to authorize the President/CEO of the Housing Authority of the City of Tampa to form a new ownership entity needed for the acquisition of property. THA from time to time has a need to acquire adjacent properties near our redevelopment sites so we can better plan for transforming neighborhoods. This entity will be a wholly owned instrumentality of Tampa Housing Authority Development Corp. Open Space Acquisitions, LLC will become our acquiring entity for land and properties which we need to stabilize and “clean-up” our edges surrounding redevelopment parcels. This entity will serve as a holding entity for land until such time that we determine a use for such acquired lands.

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 NO. FY2020-0030**

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.

WHEREAS, the Board of Directors of Tampa Housing Authority Development Corp (THADC) has a need to form a new entity for the acquisition of adjacent land and property surrounding areas where the Housing Authority of the City of Tampa is involved in redevelopment activities;

WHEREAS, Tampa Housing Authority Development Corp has formed this new entity called Open Space Acquisitions, LLC as a wholly owned instrumentality of THADC; and,

WHEREAS, Open Space Acquisitions, LLC will be used for assembling land that will be incorporated in some way with the broader redevelopment initiatives either for housing development, open space needs, or associated uses in support of the redevelopment.


NOW, THEREFORE, BE IT RESOLVED that the Board of Directors Tampa Housing Authority Development Corp. hereby approves and ratifies the formation of Open Space Acquisitions, LLC.

Adopted this 21st day of October 2020.

Chairperson

Secretary

State of Florida



Department of State

I certify from the records of this office that OPEN SPACE ACQUISITIONS, LLC, is a limited liability company organized under the laws of the State of Florida, filed on September 2, 2020.


The document number of this company is L20000265789.

I further certify that said company has paid all fees due this office through December 31, 2020, and its status is active.


Authentication Code: 820A00016993-090320-L20000265789-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Third day of September, 2020




Secretary of State

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Organization of OPEN SPACE ACQUISITIONS, LLC, a limited liability company organized under the laws of the state of Florida, filed on September 2, 2020, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H20000305552. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this limited liability company is L20000265789.

Authentication Code: 820A00016993-090320-L20000265789-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Third day of September, 2020



Ramona R. ...
Secretary of State

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Open Space Acquisitions, LLC
(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address: 5301 W. Cypress Street Tampa, FL 33607
Mailing Address: 5301 W. Cypress Street Tampa, FL 33607

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

RICARDO L. GILMORE, ESQ.
Name
201 E. Kennedy Blvd., Suite 600
Florida street address (P.O. Box NOT acceptable)
Tampa Florida 33602
City State Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..

[Handwritten Signature]
Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

MGR

Name and Address:

Tampa Housing Authority Development Corp.

5301 W. Cypress Street

Tampa, FL 33607

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ . (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Leroy Moore, Vice-President of Manager

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)



September 3, 2020

FLORIDA DEPARTMENT OF STATE
Division of Corporations

OPEN SPACE ACQUISITIONS, LLC
5301 W. CYPRESS STREET
TAMPA, FL 33607

The Articles of Organization for OPEN SPACE ACQUISITIONS, LLC were filed on September 2, 2020, and assigned document number L20000265789. Please refer to this number whenever corresponding with this office.

The certification you requested is enclosed. To be official, the certification for a certified copy must be attached to the original document number that was electronically submitted and filed under FAX audit number H20000305552.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a \$400 late fee will be added. It is your responsibility to remember to file your annual report in a timely manner.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

James Harris
Regulatory Specialist II
New Filing Section
Division of Corporations

Letter Number: 820A00016993

P.O BOX 6327 - Tallahassee, Florida 32314