

**AT A HOUSING AND BONDS WORKSHOP OF THE
BOARD OF COUNTY COMMISSIONERS HELD IN AND
FOR GADSDEN COUNTY, FLORIDA ON AUGUST 23,
2023 AT 4:00 P.M., THE FOLLOWING PROCEEDING WAS
HAD, VIZ:**

Present: **Kimblin NeSmith, Chair, District 3**
 Eric Hinson, Vice-Chair, District 1 - Appeared through Zoom
 Alonzetta Simpkins, District 2
 Brenda Holt, District 4 – Arrived late
 Ronterious “Ron” Green, District 5 - Appeared through Zoom
 Georgette Daniels, Assistant County Administrator
 Clayton Knowles, County Attorney
 Adriana Quijada, Secretary to the Boards

Call to Order, Invocation, and Pledge of Allegiance

Commissioner Simpkins called the workshop to order at 4:03 pm. and asked for a moment of silence and then led in the Pledge of Allegiance to the U.S. Flag.

Citizens Requesting to be Heard on Non-Agenda Items (3-minute limit)

The Gadsden County Planning Board welcomes and encourages public participation at all meetings of the Board. Citizens are free to speak for up to three (3) minutes on non-agenda items. Public comments and participation are also encouraged for items on the agenda. Additionally, if you are unable to attend a meeting in person, comments from the Public can also be submitted via email to CitizensToBeHeard@gadسدencountyfl.gov until noon on the date of the meeting. Comments submitted after the deadline, but prior to the meeting, will be added to the official record, but the County cannot guarantee that Commissioners and staff will have adequate time to review comments prior to the meeting. Citizens are further encouraged to participate via Zoom using the credentials on the County’s website. The Board’s meetings are also broadcast live on the Board’s Facebook page.

Mr. Knowles read aloud the above statement.

General Business

1. **Welcome and Introduction** (Chairman Kimblin E. NeSmith)
2. **Overview** (Edward J. Dixon, County Administrator)

Ms. Daniels provided overview on what they would be discussing and said the Housing Department had put together a presentation as well as their bonding capacity.

3. **Discussion of Emergency Repair Rules and Guidelines** (Sonya Burns, Housing Director)

Sonya Burns, Housing Director, appeared before the Board and explained their mission and different programs offered.

She explained emergency repairs that require immediate attention such as leaking roof, broken windows, pest infestation, plumbing, failing septic systems including drain fields, heating systems, rotten floors, and accessibility modification that allow someone to remain in their home after an

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injury or serious illness. She also listed the income eligibility criteria that must be met by the homeowner.

Commissioner Simpkins asked if it could be a household of one and Ms. Burns said yes.

Ms. Burns read through the inspection process and said after the inspection was completed, and assessment of the cost would be determined and repairs would be prioritized with the most substantial repairs completed first. If repairs exceed the maximum amount allowable per unit, the homeowner may have to seek other sources to complete all necessary repairs. This program may be leveraged with the SHIP program; however, homeowners that have received SHIP/CDBG rehab funds within the past five years or not eligible unless extenuating circumstances existed and/or at the discretion of the county administrator. Only contractors approved by the Gadsden County community development and building departments would be eligible to complete the repairs

Ms. Burns and explained what SHIP funds could be used for.

She said the BOCC Maximum Award Amount was \$20,000 and the SHIP maximum award amount was \$80,000, approved by the Local Housing Assistance Plan.

Ms. Burns stated the SHIP/BOCC ER/CDBG program provided all funds in the form of a grant and a not a loan.

The length of the BOCC ER lien is two years and prorated at 50% yearly and regular SHIP rehabilitation program are 5 years and prorated at 20% yearly.

She then explained how to apply for the programs.

She discussed denial letters and said a denial letter may be issued if it was heir property; missing documentation/incomplete Application; the home is beyond repair, a mobile home built before 1994, it was not the primary residence (no homestead), and no response from the applicant after three attempts.

The average costs for a roof (estimated at 1400 squarer feet) was \$11,000 without bad decking, rafters, etc. and \$13,000 to 16,000 with bad decking and/or additional damage.

Standard Window was between \$300.00-\$600.00; different standards applied for replacement and a new window replacement was estimated between \$800.00 - \$1,000.00.

Average septic would figure in additional factors as to where the home was located in the County. Drain field repair would factor in wet, sandy and clay soil. The average cost for a septic permit cost \$6,500.00. A septic lid replacement was \$700, a pump out cost \$375 and must be pumped out before a new lid was installed. She also stated all numbers were estimates.

Commissioner Holt appeared at 4:25 pm

Commissioner Green asked about a warranty for houses that have been refurbished and Ms. Burns stated the County has a one-year warranty.

Commissioner Simpkins asked about advertising and how the citizens were informed.

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Ms. Burns said they have a waiting list for SHIP, but with Florida Housing, their funding source, they did not have to advertise.

Chair NeSmith appeared at 4:45 pm.

Ms. Daniels stated they could take a look at marketing for all the housing programs and see what could be done additionally that was not being done to get the word out.

Commissioner Holt stated if they are doing marketing for housing, to put it in the budget.

Ms. Daniels stated they would need to look at the housing budget to see what funding might be available as they currently have a balanced budget.

Commissioner Simpkins stated looking at the preliminary budget, they have upped their funding for marketing and advertising.

Commissioner Simpkins stepped out at 5:10 pm.

4. Discussion of Bonds

JoLinda Herring, Attorney from Bryant Miller Olive Law, appeared before the Board to discuss bonds.

Ms. Herring explained municipal bonds and the types of projects, that included roads/street improvements; utility improvements; governmental buildings; Parks and recreation; police/fire stations; parking garages; and municipal complexes.

She explained there were three types of bonds: general obligation bonds; revenue bonds; and conduit bonds.

She discussed the authority of issuing bonds, being the Florida Constitution, Article VII, Section 12; Florida Statutes Chapter 125; and the Federal Tax Law, Section 103, Internal Revenue Code.

She discussed the decision or need to finance/borrow money for “something”, be it a new capital project; refinancing of an existing debt; or grant anticipation note.

The process for issuing a bond is:

- Define the project;
- Assemble the financing team;
- Enact bond Ordinance or adopt a Resolution;
- Negotiate terms, develop commitment letter or term sheet;
- Draft and develop documents, including bond ordinance or resolution and loan agreement;
- Prepare closing documents and opinions;
- Execute loan documents and closing documents; and
- Deliver bonds against payment of proceeds.
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Financing Team consist of:

- Issuer
- County Attorney

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- Company Borrower (if conduit bond)
- Financial Advisor
- Bond Counsel
- Disclosure Counsel
- Underwriter or Bank
- Underwriters Counsel or Bank's Counsel
- Other appropriate parties

Ms. Herring discussed pre-issuance considerations, the principal documents and the post-issuance of the bond.

Chair NeSmith asked if they currently have any bonds and if Ms. Herring worked on those bonds. She stated yes.

Commissioner Holt asked about the interest rate. Ms. Herring said for \$50 Million the interest rate was approximately 5%.

Commissioner Holt stepped out at 5:42 pm

Commissioner Simpkins asked what type of bond was the Road and Hospital Bond and Ms. Herring stated both were revenue bonds.

Mr. Knowles asked Ms. Herring to explain the interest rate.

Chair NeSmith verified they currently only have two bonds, the hospital bond and the road improvement bond and he asked when the hospital bond would end. He asked if the hospital bond was different from the indigent care tax and Ms. Daniels explained the indigent surtax was pledged to make the debt service payment on the hospital bond. Chair NeSmith asked how much longer they had on the hospital bond and Ms. Daniels stated a few years more. Ms. Herring stated close to ten years.

Chair NeSmith asked about the Road Improvement Bond and where it came from and Ms. Daniels said gas tax.

Ms. Daniels stated she would find out how much longer they have with Road Bond.

Commissioner Simpkins asked Ms. Daniels about the annual payment on those bonds. Ms. Daniels stated the Hospital Bond was around \$645,000 annually and she could not remember for Road Bond amount.

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Motion to Adjourn

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, CHAIR NESMITH DECLARED
THE WORKSHOP ADJOURNED AT 6:02 P.M.**

GADSDEN COUNTY, FLORIDA

**KIMBLIN NESMITH, Chair
Board of County Commissioners**

ATTEST:

NICHOLAS THOMAS, CLERK