

RESOLUTION NO. 2011-334

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS ON BEHALF OF ST. JOHNS COUNTY AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE APPLICATION ON BEHALF OF THE COUNTY

RECITALS

WHEREAS, the Housing and Community Services Division seeks authorization to apply to the Department of Economic Opportunity (DOE) for anticipated funding availability under the Small Cities Community Development Block Grant (CDBG) for Economic and Community Development; and

WHEREAS, the County recognizes the importance of the CDBG program to facilitate economic development and jobs for our low income households; and

WHEREAS, there will be no consulting expenses to be paid by the County; and

WHEREAS, the Citizens Advisory Task Force has recommended approval of this application at their meeting on October 10th; and

WHEREAS, pursuing such a strategy is in the long-term interests of the County.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners authorizes Staff to work with the developer of Silver Creek Assisted Living Facility and their consultant to prepare an application in the amount of \$750,000 on behalf of St. Johns County.

Section 3. The Board of County Commissioners authorizes the submittal of an application for Small Cities CDBG Program funds on behalf of St. Johns County, Florida, and authorizes the Chairman of the Board of County Commissioners to sign the application for submission to the Department of Economic Opportunity.

Section 4. To the extent that there are typographical and/or administrative errors and/or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without the subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED this 15th day of NOV. 2011.

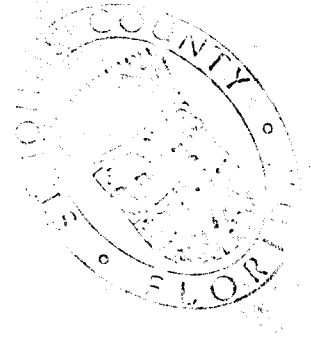
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 11/17/11



Application for Funding

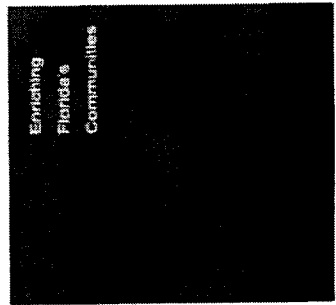
Florida Small Cities Community Development Block Grant (CDBG)

Applicant St. Johns County, Florida
(Name of Local Government)

Commercial Revitalization Housing
 Neighborhood Revitalization Economic Development

Federal Fiscal Year 2011

Application Due Date December 15, 2011



Department of Community Affairs
Division of Housing and Community Development
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
Telephone 850/487-3644
Fax 850/922-5609
<http://www.floridacommunitydevelopment.org/cdbg/index.cfm>

Part II – Application Profile and General Scoring Criteria

Application Profile Form G-1

Local Government Contact Information:

Local Government Name

St. Johns County

Street Address

500 San Sebastian View

City

Saint Augustine

Main Telephone

(904) 209-0655

Zip Code

32084

County

St. Johns

Main Facsimile

(904) 209-0310

Chief Elected Official

Joseph "Ken" Bryan

Telephone

(904) 209-0305

Email Address

bccd4@sjcfl.us

Title

Chairman, Board of County Commissioners

Facsimile

(904) 209-0310

Financial Officer (Local Government)

Telephone

(904) 209-0530

Email Address

Title

Facsimile

Project Contact (Local Government)

Tom Crawford

Telephone

(904) 827-6891

Email Address

tcrawford@sjcfl.us

Street Address

102 M. L. King Avenue, Suite B

City

St. Augustine

State

Florida

Local Government's Grant Consultant (if applicable)

Fred Fox

Name and Address of Firm

Fred Fox Enterprises, Inc., 26 Spanish Street

St. Augustine, FL 32084

Zip Code

32084

Telephone Number

(904) 810-5183

Application Profile
Form G-1 (Continued)

Application Preparer Information

Preparer's Name
Fred D. Fox, Fred Fox Enterprises, Inc.

Street Address
26 Spanish Street
City
St. Augustine

State
Florida

Zip Code
32084

Facsimile (904) 810-5302

Email Address

Fred.fox@fredfoxenterprises.com

Telephone (904) 810-5183

Organization Preparing Application:

Private RPC Local Government

Application Type: Indicate the type(s) of funding requested. A completed application must include the appropriate sections as provided below. **A Planning and Design Specifications grant will not be offered unless the appropriate Planning and Design Specifications Grant box(es) are checked.** (These grants are not a separate category but may be offered to an applicant in Neighborhood Revitalization or Commercial Revitalization with an application score below the fundable range for a full grant and which does not have completed construction plans and specifications.)

Commercial Revitalization (Part IV)

Housing (Part VI)

Planning and Design Specifications Grant - Neighborhood Revitalization

Economic Development (Part V)

Neighborhood Revitalization (Part VII)

Planning and Design Specifications Grant - Commercial Revitalization

If you will accept a Planning and Design Specifications Grant, indicate amount being requested for:

Basic Engineering \$

Additional Engineering \$

Administration \$

Funding Preference: The applicant may submit a Commercial Revitalization and a Housing application, or a Commercial Revitalization and a Neighborhood Revitalization application, but not a Housing and a Neighborhood application. Applicants will not be considered for an additional Commercial Revitalization, Housing or Neighborhood Revitalization grant until all previously awarded Planning and Design Specifications grants have been administratively closed by the Department.

Did you submit more than one application? Yes No

If so, what category of funding do you prefer?

Neighborhood Revitalization

Commercial Revitalization

Housing

Dates of Public Hearings on the Application:

First Public Hearing 10/4/2011

Second Public Hearing 11/15/2011

Dates of Advertisement of Public Hearings:

First Public Hearing

Second Public Hearing

**Application Profile
Form G-1 (Continued)**

Demographics

U.S. Congressional District Number 7th

Florida Senate District Number 1st, 5th & 8th

Florida House District Number 20th

Census Place

Census Tract 21100

Census Block Group(s)

Grant Request: Maximum grant requests are based on the jurisdiction's LMI population as determined by HUD. Please see the table below.

LMI Population	Maximum Grant Request
1 - 499	\$600,000.00
500 - 1,249	\$650,000.00
1,250 - 3,999	\$700,000.00
4,000 - and above	\$750,000.00

Local Government's LMI Population 32,655

Grant Request \$ 750,000.00

Answer the following questions by circling the correct response.

Historic Preservation

Will the project impact a building, public improvement or planned open space more than 50 years old? (See instructions.)

Yes No

Interlocal Agreement

Will project activities require an interlocal agreement? If yes, the interlocal agreement must be provided in the Supporting Documentation Section. (See instructions.)

Yes No

State of Financial Emergency

Has the local government been declared to be in a state of financial emergency pursuant to Section 218.50 - 218.504, F.S., at any time during the two years prior to submission of the application?

Yes No

Check at http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=financial-emergencies.cfm&Directory=committees/joint/2c1a/2c1a&Tab=committees

Grant Preparation Costs

The applicant may request grant funds for the cost of grant application preparation. See instructions if funds are requested.

Does the applicant wish to request grant funds for the cost of grant application preparation?

Yes No

Amount \$

If yes, grant preparation cost documentation must be included in the Supporting Documentation Section.

National Flood Insurance Program - Indicate whether or not the local government is a current participant in the NFIP.

Yes No

**Project Narrative
Form G-2**

Describe the proposed project using the guidelines in the instructions. Use additional pages as needed. Please see the instructions on the following page relating to applications for Economic Development loans. Specific directions for Commercial Revitalization and Economic Development application narratives can be found in the instructions provided for each respective category.

Silver Creek, LLLP was created by _____, the principal of Montgomery Land Company who will be the principal owners of the proposed Silver Creek Adult Living facility (ALF). The Silver Creek ALF facility will be located at _____ (address). The property is located on the north side of State Road 207, west of Holmes Boulevard in unincorporated St. Johns County, Florida. Montgomery Land Company is an established real estate development company in Northeast, Florida. Founded in 1976, as Montgomery Homes, Inc., the company was initially involved primarily in the custom housing construction market until the mid 1980's. In 1986 Montgomery Land Company was established. Since 1986 Montgomery Land Company has focused on the development of residential communities in partnership with Northeast Florida's leading builders. While the Silver Creek ALF is Montgomery Land Company's first ALF facility, they have selected Concordis Senior Living, LLC to manage and operate the facility. Concordis Senior Living, LLC currently owns or operates eight (8) adult living facilities in Florida. These include the following:

1. Lexington Park Assisted Living and Memory Care, Lady Lake (The Villages), FL.
2. Hampton Manor Gardens Assisted Living Facility, Dunnellon, FL.
3. Hampton Manor 24th Road Assisted Living Facility, Ocala, FL.
4. Hampton Manor North Memory Care Only Assisted Living Facility, Ocala, FL.
5. Hampton Manor Belleview Assisted Living Facility, Belleview, FL.
6. Hampton Manor Deerwood Assisted Living Facility, Ocala, FL.
7. Hampton Manor Ormond Beach Assisted Living and Memory Care, Ormond Beach, FL.
8. Hampton Manor West Assisted Living Facility, Dunnellon, FL.

The Silver Creek ALF facility will be located on _____ acres of property. The building will contain approximately one hundred thirty six thousand (136,000) square feet of space. The facility will contain one hundred twenty four (124) assisted living beds and sixty (60) assisted living memory care beds. When the Silver Creek ALF facility is fully operational, the facility will employ seventy-five (75) full time permanent employees.

Silver Creek, L.L.C currently has an executed Purchase and Sale Agreement with Alostar Bank of Commerce, an Alabama banking corporation, who currently own the property. The property is being purchased for approximately one million five hundred thousand dollars (\$1,500,000.00). The property is located in unincorporated St. Johns County at (_____ (address) _____, St. Augustine, Florida. The site is located approximately one mile west of the City of St. Augustine.

**Project Narrative
Form 2-06 (cont.)**

Silver Creek LLC anticipates spending approximately twenty million five hundred thousand dollars (\$20,500,000.00) constructing the Silver Creek ALF facility. Five hundred thousand dollars (\$500,000.00) of the twenty million five hundred thousand (\$20,500,000.00) in development cost is being claimed for points in this application.

The funds being claimed for points in this application, will be expended after the date of the DEO site visit and before the project's administrative closeout.

The CDBG funding being requested in this application will be used to construct a sewer lift station with one thousand six hundred linear feet (1,600') of force main, six hundred fifteen feet (615') of eight inch (8") water main, five hundred feet (500') of three phase electrical line. In addition ___ feet (___) of roadway improvements, including a new ___ foot entrance road and a left turn lane off of State Road 207 will be constructed. ___ feet of new sidewalk, as required by the St. Johns County development codes, will also be constructed. The Silver Creek ALF facility will be connected to the central water and sewer systems owned and operated by St. Johns County. The Silver Creek ALF facility will be connected into the ___ sewer plant and will be served by the ___ water plant both of which have adequate capacity to accept the Silver Creek ALF facility.

Once the infrastructure improvements have been completed, St. Johns County will take possession of them.

Silver Creek, LLC is estimating the Silver Creek ALF facility will result in the creation of, at a minimum, seventy-eight (78) full time equivalent positions. Twenty-two (22) of these new, full time equivalent employment positions are being claimed for points in this application. A minimum of twelve (12) of the twenty-two (22) individuals employed as a result of the Silver Creek ALF facility will be members of low and moderate income families prior to being employed at the Silver Creek ALF facility. All twenty-two (22) full time equivalent low and moderate income positions claimed for points in this application will be full time positions. If the Silver Creek ALF facility employs more than twenty-two (22) individuals, at least fifty-one percent (51%) of the individuals employed will be members of low and moderate income families prior to their employment with the Silver Creek ALF facility. Thus the national objective "Benefit to Low and Moderate Income Persons" will be realized by this project.

Silver Creek, LLC anticipates having the property acquired, the facility constructed and fully operational by the summer of 2013. In order to expedite the construction of the infrastructure improve being constructed with CDBG funding, St. Johns County is requesting permission to incur pre-agreement costs for the construction phases of the project which would be reimbursable once the grant contract is finalized.

**Project Narrative
Form 2-06 (cont.)**

In order to facilitate the construction of the Silver Creek ALF facility in unincorporated St. Johns County the following infrastructure improvements will need to be carried out by St. Johns county utilizing the CDBG funding requested herein:

#	Activity	Explanation	Cost
03J	Sewer Facilities – The installation of a lift station and the installation of one thousand six hundred linear feet (1,600') of force main to provide the Silver Creek ALF facility with sanitary sewer.		\$ 358,550.00
03J	Water Facilities – The installation of six hundred fifteen linear feet (615') of eight inch water main.		\$ 62,000.00
03K	Street Improvements – Upgrade the left turn lane off of SR 207, and the construction of the entrance road off of SR 207.		\$ 290,000.00
	Other – Sidewalk Improvements – The construction of _____ linear feet (____) of sidewalk adjacent to the entrance road.		\$ 19,000.00
	Other – The installation of five hundred feet (500') of three phase electrical power		\$ 20,450.00
Total			\$ 750,000.00

The improvements detailed herein are the minimum necessary to allow for the construction of the Silver Creek ALF facility.

No spin off jobs are anticipated from the construction of the Silver Creek ALF facility.

St. Johns County anticipates the construction of the Silver Creek ALF facility will generate an increase in property tax revenues; however, no exact figure has thus far been calculated.

If the cost of constructing the proposed improvements exceeds the \$750,000.00 in CDBG funding that is being requested herein, Silver Creek, LLC has agreed to assume the additional cost of the lift station upgrades, sanitary sewer force main construction, water line extension, electrical line extension, sidewalk and road improvements requested in the CDBG application.

**Project Narrative
Form 2-06 (cont.)**

Silver Creek LLC anticipate the construction and operation of the proposed Silver Creek ALF facility will create the following jobs:

Position Title	Number of FTE jobs	Estimated Annual Salary/ Position
Executive Director	1.0	\$ 80,000.00
Director of Nursing	1.0	\$ 50,000.00
Dietary Director	1.0	\$ 40,000.00
Marketing Director	2.0	\$ 60,000.00
Housekeeping Supervisor	1.0	\$ 29,904.00
Maintenance Supervisor	1.0	\$ 35,304.00
Life Enrichment Coordinators	2.0	\$ 33,120.00
Nurses	4.0	\$ 36,480.00
Administrative Assistant	1.0	\$ 32,400.00
Receptionist	2.0	\$ 28,800.00
Resident Care Assistants	38.0	\$ 19,200.00
Housekeepers	4.0	\$ 17,280.00
Laundry	3.0	\$ 17,280.00
Cooks	4.0	\$ 22,080.00
Dietary Aids	3.0	\$ 16,800.00
Dietary Servers	8.0	\$ 16,800.00
Maintenance Technician	1.0	\$ 23,040.00
Transportation	1.0	\$ 22,080.00
Total	78.0	\$ 580,568.00

The majority of the seventy-eight (78) jobs created by the Silver Creek ALF facility described herein, will require minimum training and will be made available to low and moderate income persons with a high school education. Any training needed for an entry level employee will be provided as on the job training by Silver Creek, LLC.

**Project Narrative
Form 2-06 (cont.)**

The source and use of all funds associated with the project are as follows:

ACT. #	ACTIVITY	CDBG FUNDS	DEVELOPERS INVESTMENT CLAIMED FOR MATCH	DEVELOPERS INVESTMENT NOT CLAIMED FOR MATCH	TOTAL
03J	Sewer Facilities	\$ 358,550.00	0.00	0.00	\$ 358,550.00
03J	Water Line Extension	\$ 62,000.00	0.00	0.00	\$ 62,000.00
03K	Street Improvements	\$ 290,000.00	0.00	0.00	\$ 290,000.00
	Other – Sidewalks	\$ 19,000.00	0.00	0.00	\$ 19,000.00
	Other – Electrical Lines	\$ 20,450.00	0.00	0.00	\$ 20,450.00
01	Acquisition	0.00	0.00	\$ 1,500,000.00	\$ 1,500,000.00
001	Building Construction	0.00	\$ 500,000.00	\$ 18,410,000.00	\$ 18,910,000.00
016	Engineering	0.00	0.00	\$ 90,000.00	\$ 90,000.00
	TOTAL	\$ 750,000.00	\$ 500,000.00	\$ 20,000,000.00	\$ 21,250,000.00

\$ 500,000.00 in developer's investment to construct the facility is being claimed for points in this application

Whereas, twenty-two (22) new full time equivalent (FTE) jobs which are being claimed for points will be created, the average cost per job for CDBG funds expended will be \$34,090.91, which is less than the \$35,000 per job threshold set by HUD.

The entire project will take place within unincorporated St. Johns County, Florida.

**Project Narrative
Form G-2-ED-LOAN**

Specific directions for Economic Development application narratives can be found in the instructions provided for the Economic Development category.

If applying for a CDBG Economic Development grant, and a loan will be made from the CDBG funds, provide the following information:

1. Specify the exact corporate, personal, or partnership name of the proposed borrower(s) and guarantor(s).

2. Specify the amount of the CDBG loan request, the proposed interest rate, the proposed term of the loan, and the frequency and amount of payment. The interest rate may be no less than 5.5 percent per annum below the prime interest rate as of the date of the application, but in no case may be it less than 4.0 percent per annum.

Loan Request	Proposed Interest Rate	Proposed Term of Loan	Frequency and Amount of Payment
\$			

3. Specify the type and value of collateral offered and proposed lien or mortgage position of the CDBG loan.

Type of Collateral	Proposed Lien or Mortgage Position
Value of Collateral	

4. Specify why a loan of CDBG funds to a Participating Party is necessary for the project to work. A declarative statement by the Participating Party or the local government is not adequate. A quantitative explanation must be provided that justifies the amount and terms of the CDBG loan based on:
 - Filling a documented and quantified financial gap, or
 - Providing a funding mechanism to motivate a Participating Party to locate within an economically distressed area of the jurisdiction by paying the increased cost of locating to that distressed area, or
 - Creating a reasonable rate of return for a Participating Party when, without the infusion of CDBG funds, the rate of return is such that the Participating Party will not make the investment necessary for the job creation to occur, or
 - Providing a funding mechanism to "level the playing field," from a cost perspective in a Participating Party's decision to choose between locating in the local government's jurisdiction and locating in another state.

**General Scoring Criteria
Form G-3**

1. Enter the Local Government's Community-Wide Needs Score

This document is posted to the Department's website at:
<http://www.floridacommunitydevelopment.org/cdbg/index.cfm>

Score: 66.41

2. Special Designation Score

Check all applicable designations and enter a score of 20 if all activities, are within any of the boundaries of the following designated areas. Score: 0.00

- Empowerment Zone, Enterprise Community, or Champion Community, pursuant to the Economic Empowerment Act of 1993
- Area of Critical State Concern pursuant to Chapter 380.05, F.S.
- HUD-designated Renewal Community
- Rural Area of Critical Economic Concern designated by the Governor or
- Rural Economic Development Initiative (REDI) community
- Florida Enterprise Zone pursuant to Chapter 290.0065, F.S.
- Front Porch Community

3. Grant History Score If the applicant has not had an open CDBG contract in the NR, CR, or HR categories within five years of application deadline, claim 100 points. Score: 0.00

4. Outstanding Performance in Equal Employment Opportunity (EEO)

The applicant may claim up to 25 points for achievement in M/WBE contracting in the most recent CDBG grant administratively closed out not more than four years before application deadline date. Review the M/WBE reports submitted to DCA for that grant and enter a score based on the achievement reported.

Grant Number: _____

Amount Awarded to M/WBE firms _____ + _____ Total Prime Contracts Amount _____ X 100 = _____ M/WBE %

M/WBE %	Points
5.0 - 9.99%	5
10.0 - 14.99%	10
15.0 - 19.99%	20
20%+	25

If the applicant has not administratively closed out a CDBG grant within four years of the application deadline date, score 5 points.

Score: 66.41 (Maximum 25 points)

**General Scoring Criteria
Form G-3 (Continued)**

Local Government Minority Employment

The applicant may claim **up to 60 points** for meeting minority employment goals. Complete the table below to calculate the applicant's percentage of minority employees. See instructions for calculations.

Number of Permanent Full-time Equivalent Minority Applicant Employees	÷	Number of Permanent Full-time Equivalent Applicant Employees	=	Applicant's Percentage of Minority Employees	%
--	---	--	---	--	---

Enter percentage of minorities in the applicant's county: _____ %

If the "Prorated 60 Points Score" is claimed, complete the following equation:

Applicant's Percentage of Minority Employees	÷	Percentage of Minorities in Applicant's County	=	Applicant's Percentage of Minority Employees	= Points Claimed
				X 60	

If the applicant has three (3) or less employees, 40 points may be claimed. _____

Total Score (60 Points Maximum):

5. Outstanding Performance in Fair Housing

The applicant may claim five points for each of the following Fair Housing goals. See instructions for guidelines and documentation requirements.

Date Fair Housing Ordinance Adopted	Date	Score
Date of training or educational program designed for the general public and elected officials		
Date of training or educational program designed for professionals		
Total Score (15 Points Maximum)		

Summary Score
(Transfer this score to the Scoring Summary)

**Sources and Uses of Non-CDBG Funds
Private, Participating Party, Public Leverage from Non-Local and Local Funding Sources**

Form L-1

Activity #	Source	Amount		Type
		Claimed for Scoring	Not Claimed for Scoring	
01	Participating Party	500,000.00	20,000,000.00	(Participating Party, Loan, Grant, Local Government Funds, Donated Land, or Other Leverage) Participating Party
Subtotals		\$ 500,000.00	\$ 20,000,000.00	
Total Leverage Claimed for Scoring		\$ 500,000.00	\$ 20,000,000.00	

Use the preceding totals to compute the number of points you are claiming for leverage scoring.

Leverage Score Summary

Leverage Points Calculation for CR, NR and HR

\$ _____ ÷ \$5,000 = _____ Points

Maximum 25 Points

Leverage Points Calculation for ED

\$ 500,000.00 ÷ \$10,000 = 50 Points

Maximum 125 Points

Summary Score 50.00

(Transfer this score to the Scoring Summary)

**Job Creation/Retention and LMI Benefit Impact Score
Form E-1**

1. Average Cost per Beneficiary Score

Cost per FTE job: (\$34,999 max.)

Total CDBG funds requested ÷ Total # of FTE jobs created or jobs retained = $\frac{\$750,000}{22} =$
\$ 34,090.90

Enter points based on the following:

- \$ 1 - \$ 9,999
- \$10,000 - \$19,999
- \$20,000 - \$34,999
- \$35,000 +

- 175 points
 - 160 points
 - 150 points
 - Loss of funding reservation
- Enter Score: 150
175 Points Maximum

2. Low-to-Moderate Income (LMI) Beneficiary Impact Score

Number of FTE Jobs to be Created/Retained for LMI Persons ÷ Total Number of FTE Jobs Created/Retained = $\frac{12}{22} = 54.54\%$

Enter points based on the following:

- 0 to 50.99%
- 51% and above
- OR If a national objective is to be attained under the provisions of 24 CFR Section 570.483(b)(4)(iv) or (v)

- Loss of funding reservation
 - 0 points
 - 0 points
- Enter Score _____ 0 Points Maximum

Form E-1 (Continued)

3. Full-time Equivalent LMI Jobs Score

Number of hours to be worked on an annual basis by all created/retained LMI job employees 24,000 divided by 2,000 hours = 12,000 Total
 Number of FTE LMI jobs.

Enter the points below based on the following number of FTE LMI jobs.

- Under 12 jobs 150 points
- 12-18 LMI jobs 160 points
- 19 or more LMI jobs 175 points

Enter Score

160 175 Points Maximum

4. Unemployment Level Score

Applicants (Cities and Counties) may score points if the most recent unemployment percentage for their County exceeds the most recent Seasonably Adjusted Unemployment percentage for the entire State by .01 or more. Locate the range below that reflects the most recent unemployment percentage above the applicant's county unemployment percentage and enter score.

- Under .1% Over State Unemployment Level 0 points
- .1% to 1% Over State Unemployment Level 10 points
- 1.1% to 1.75% Over State Unemployment Level 15 points
- 1.76% to 2.5% Over State Unemployment Level 20 points
- 2.51% + Over State Unemployment Level 25 points

Enter Score: 0
 25 Points Maximum

Other Community Development Activities
1. Economic Development Element of the Local Government's Comprehensive Plan Score

Has the local government adopted an Economic Development Element to its Comprehensive Plan in conformance with Chapter 163, F.S.?

Yes _____ (30 points) No (0 points)

If yes, include a copy of the Economic Development Element with the application and include evidence of adoption of the Element by the local government.

Score _____ 30 Points Maximum

2. Investment Ratio – For CDBG Loans Only

For projects where a loan is proposed, calculate the ratio of CDBG loan funds requested by each Participating Party to all eligible leverage funds. If the CDBG funds to be loaned to a Participating Party constitute more than 50% of the total funds to be invested by the Participating Party at the job creation location, the project will lose its funding reservation.

Name of Participating Party _____

A. CDBG Funds Requested for a CDBG loan to a Participating Party (does not include requested CDBG administrative cost) \$ _____

B. Total private funds to be spent at the job creation location by a Participating Party: _____ \$ _____

C. Private Investment Ratio $[2(B) \div 2(A)]$ Carried to four decimal places = _____

If 2C is .9999 or less score reduction = Loss of funding reservation

If 2C is 1.0 or greater, score reduction = zero points _____ 0 Points

If proposing to offer a CDBG loan to more than one Participating Party, a separate calculation must be done for each Participating Party.

Total Funds Required for CDBG Project Form E-2

Activity #	A Activity Name (If you wish to undertake an activity that is not listed below, contact the CDBG Program for assistance.)	B RUS Engineering Table	C CDBG Funds	D Participating Party Leverage Funds	E Public Leverage from Local & Non-Local Sources	F Other Funds Required-Not Scored as Leverage	G Total Funds Contributed to Project
01	Acquisition (in Support of)						
17D	Building Construction	No Engineering Table II	\$ 0.00	\$ 500,000.00	\$	\$ 1,500,000.00	\$ 1,500,000.00
04A	Demolition of Vacant Dilapidated Buildings	No Engineering Table I	\$	\$	\$	\$	\$ 18,910,000.00
03J	Water Facilities (Water Treatment Plant, Tanks, Wells)	Table II	\$ 62,000.00	\$	\$	\$	\$ 62,000.00
03J	Water Lines	Table I	\$ 358,550.00	\$	\$	\$	\$ 358,550.00
03J	Sewer Facilities	Table XX	\$	\$	\$	\$	\$
03J	Fire Protection	Table II	\$	\$	\$	\$	\$
03I	Flood and Drainage	Table II	\$	\$	\$	\$	\$
03K	Street Improvements	Table II	\$ 290,000.00	\$	\$	\$	\$ 290,000.00
03G	Parking Facilities	Table II	\$	\$	\$	\$	\$
03	Relocation of Utilities to Underground	Table II	\$	\$	\$	\$	\$
03J	Solid Waste Disposal	Table II	\$	\$	\$	\$	\$
08	Relocation	No Engineering	\$	\$	\$	\$	\$
17C	Rehabilitation of Commercial Buildings	Table II	\$	\$	\$	\$	\$
03	Removal of Architectural Barriers in Public Buildings	TABLE II	\$	\$	\$	\$	\$
18A	Direct Assistance to For Profits	AS APPLICABLE	\$	\$	\$	\$	\$
16B	Historic Rehabilitation and Preservation	TABLE II	\$	\$	\$	\$	\$
	Other - Describe Sidewalks		\$ 19,000.00	\$	\$	\$	\$ 19,000.00
	Other - Describe Electrical Lines		\$ 20,450.00	\$	\$	\$	\$ 20,450.00
	FOR NON-CDBG FUNDS ONLY						
	Initial Inventory (Start-Ups Only)	No Engineering	\$	\$	\$	\$	\$
	Increase Inventory	No Engineering	\$	\$	\$	\$	\$
	Non-Capitalized Tools and Equipment	No Engineering	\$	\$	\$	\$	\$
	Other - Describe		\$	\$	\$	\$	\$
1.	Totals (Columns C, D, E and F)		\$ 750,000.00	\$ 500,000.00	\$	\$ 19,910,000.00	\$ 21,160,000.00
2.	Total Funds Required to Complete CDBG Project (all sources); excluding Engineering & Admin, add columns C, D, E, & F						
3.	Indicate the RUS Used and Enter Engineering Funds RUS TABLE USED: I ___ II ___ Both Prorated						
	Basic Fee		\$	\$	\$	\$	\$
	Resident Inspection Fee		\$	\$	\$	\$	\$
	Preliminary Engineering Fee		\$	\$	\$	\$	\$
	Additional Engineering Services		\$	\$	\$	\$	\$
4.	Total Engineering Fees by Source		\$	\$	\$	\$ 90,000.00	\$ 90,000.00
5.	Enter Administrative Funds		\$	\$	\$	\$	\$
6.	Totals by Source		\$ 750,000.00	\$ 500,000.00	\$	\$ 20,000,000.00	\$ 21,250,000.00

**Participating Party with an Existing Business
Current Employee and Jobs Documentation
Form E-3**

Participating Party Silver Creek LLC

A Job Title of Retained Job	B Total FTE Jobs Currently Existing	C Total FTE Jobs to be Retained for LMI Persons	D Hourly Pay Rate or Annual Pay Rate	E Total Annual Payroll for This Job Title	F Total Annual Payroll For Jobs Held by LMI Persons
TOTALS					

**Participating Party Jobs Creation Information
Form E-4**

Name of Participating Party Silver Creek LLC

A	B	C	D	E	F	G
Job Title of Created Job	Total FTE Jobs to be Created	Total FTE Jobs to Be Created for LMI Persons	Hourly Pay Rate or Annual Pay Rate	Total Annual Payroll for This Job Title	Total Payroll for Jobs Created for LMI Persons	Proposed Hiring Date Month/Year
Executive Director	1.0	0.0	80,000.00	80,000.00	0.0	1/2013
Director of Nursing	1.0	0.0	50,000.00	50,000.00	0.0	6/2013
Dietary Director	1.0	0.0	40,000.00	40,000.00	0.0	6/2013
Marketing Director	2.0	0.0	60,000.00	120,000.00	0.0	1/2013
Housekeeping Supervisor	1.0	1.0	15.58/hr	29,904.00	29,904.00	6/2013
Maintenance Supervisor	1.0	1.0	18.39/hr	35,304.00	35,304.00	6/2013
Life Enrichment Coordinators	2.0	2.0	17.25/hr	66,240.00	66,240.00	6/2013
Nurses	4.0	0.0	19.99/hr	158,080.00	0.00	7/2013
Administrative Assistant	1.0	1.0	16.88/hr	32,400.00	32,400.00	6/2013
Receptionist	2.0	2.0	15.00/hr	62,400.00	62,400.00	7/2013
Resident Care Assistants	38.0	25.00	10.00/hr	790,400.00	520,000.00	7/2013
Housekeepers	4.0	4.0	9.00/hr	74,880.00	74,880.00	7/2013
Laundry	3.0	3.0	9.00/hr	56,160.00	56,160.00	7/2013
Cooks	4.0	3.0	11.50/hr	95,680.00	71,760.00	7/2013
Dietary Aids	3.0	3.0	8.75/hr	54,600.00	54,600.00	7/2013
Dietary Servers	8.0	8.0	8.75/hr	145,600.00	145,600.00	7/2013
Maintenance Technician	1.0	1.0	12.00/hr	31,200.00	31,200.00	7/2013
Transportation	1.0	1.0	11.50/hr	23,920.00	23,920.00	7/2013
TOTALS	78.0	55.0		1,946,768.00	1,204,368.00	

Use additional sheets if necessary.

**Summary Score 310.00
(Transfer this score to the Scoring Summary)**

I, the undersigned chief elected official or authorized representative of the local government, certify that, to the best of my knowledge, this application for Small Cities Community Development Block Grant funding was prepared in accordance with state and federal rules and regulations, contains information that is true and correct, and has been approved by the local governing body.

I, the undersigned, certify that the local government (Applicant):

1. Has met all citizen participation requirements:
 - Public hearings were conducted by a member of the local governing body or a duly authorized employee;
 - The first public hearing was conducted to obtain citizen views about community development needs and potential uses of CDBG funding;
 - A second public hearing was conducted to obtain citizen comments on the application; and
 - Public notice for the second public hearing was published after the first public hearing was conducted.
2. Has properly conducted surveys of service areas to document LMI benefit, if applicable.
3. Will comply with the Intergovernmental Coordination and Review requirements by submitting the required information to the local Regional Planning Council and to the State Clearing House.
4. Will not attempt to recover, through special assessments, capital costs of public improvements funded in whole or in part with CDBG funds.
5. Will ensure that upon completion of housing structures addressed with CDBG funds, each housing structure will meet the local housing code.
6. Will administer the grant in conformity with the Civil Rights Act of 1964 and the Fair Housing Act.
7. Will affirmatively further fair housing and undertake one fair housing activity each year.
8. Has adopted a Community Development Plan or has adopted the Local Comprehensive Plan as the Community Development Plan.
9. Has adopted an Anti-Displacement and Relocation Plan and will minimize the displacement of persons.
10. Has presented accurate information and has documentation on file and readily accessible to Department of Community Affairs.
11. Has authorized the submission of this application by vote of the local governing body.

Failure of the Chief Elected Official to properly sign the application by the deadline, or failure to include a copy of the ordinance or resolution of the governing body authorizing another individual to sign the application, will result in a 50-point penalty being assessed against the application that cannot be eliminated during the completeness process.

Signature of Chief Elected Official or Designee (If signed by a person designated by the local governing body, a copy of the resolution must be included.)

Signature

Typed Name and Title

Joseph "Ken" Bryan, Chairman Board of County Commissioners

Date

If signed by a person other than the chief elected official, is a copy of the required resolution included in the Appendices? Yes No

Signature of Application Preparer if other than an employee of the Local Government

Signature

Typed Name and Title

Fred D. Fox, President

Name of Firm or Agency

Fred Fox Enterprises

Application Scoring Summary

This form is the applicant's evaluation of the application score. Use the "scores" identified in the application to complete this form when you have finished filling out the application. Enter the scores or other information in the appropriate columns. If additional pages are needed (number them with a lowercase letter such as 7a, 7b, 7c, etc.). When all of the scores have been transferred to this form, add the scores and enter the total.

	PAGE	CR	ED	H	NR
Enter Name of Local Government Applicant: St. Johns County					
Enter Type of Application(s): Economic Development					
Complete this form for each application submitted. FORM TITLE/SCORE					
1.	Community-Wide Needs Score (250 Points Maximum)				
2.	Outstanding Performance in Equal Employment Opportunity and Fair Housing (100 points maximum)				
3.	Program Impact (650 Points Maximum):				
	<ul style="list-style-type: none"> • Special Designation Score (20 Points Maximum) • Grant History Score (100 Points Maximum) • Leverage (Note: 25 Points Maximum for CR, NR and H and 125 Points Maximum for ED) • Category Score Summary 				
Total Program Impact Score					
TOTAL APPLICATION SCORE (1000 Points Maximum)					
LESS PENALTIES ASSESSED (For DCA Use Only)					
FINAL SCORE (For DCA Use Only)					

Place all supporting documentation, in the order it is referenced in the application in this section. Separate the documents with a titled tab or titled colored paper.

APPENDIX	TITLE	PAGE
A	Maps - Jurisdiction, Service Area, 100-Year Flood Plain (Required)	
B	Comprehensive Plan Documents, as Amended (Required)	
C	Joint Agreements, Contingency Funding Documentation and/or Interlocal Agreements	
D	Historic Preservation Documents	
E	Leverage Documentation (<u>Letter of Commitment, etc.</u>)	
F	<u>Grant Application Preparation</u>	
G	Readiness to Proceed Documentation	
H	VLI/LMI Worksheets or Census Data and/or Census Maps	
I	Health and Safety Impact Documentation	
J	Local Governing Body's Resolution for Signature Designation	
K	Housing Assistance Plan	
L	Public Hearing Documentation	
M	Special Designation	
N	Economic Development Documentation (not included above)	
O		
P		
Q		
R		

Appendix A: Maps

According to Rule 9B-43.0041(9) (f), F.A.C., failure to submit any of the required maps will result in a 250 point score reduction. To avoid this score reduction, please carefully review the following map requirements. Three clearly legible maps must be included with the application:

- 1. Jurisdiction Map**
 - A scale;
 - A north arrow;
 - The boundaries of the locality;
 - The boundaries of the service area where the activities will be conducted;
 - The boundaries of a special designation if claiming points for a special designation;
 - The City Hall or the Count administration building; and
 - The location of the CDBG program office, if other than at the City Hall or County administration building.

- 2. Service Area Map(s)** – a map for each service area (a properly marked jurisdiction map will suffice for a city-wide activity)
 - A scale;
 - A north arrow;
 - The boundaries of the service area reflecting project beneficiaries;

- The location of all proposed service area activities;
 - The boundaries of a special designation, if smaller than the jurisdiction's boundaries, if claiming points for a special designation;
 - A visual representation of all the housing units and, for surveyed homes, color or other coding indicating whether the home is LMI, VLI or exceeds the income limits for these categories;
 - A method of reference from the housing unit displayed on the map to a Household Income Survey Form;
 - The names, streets, route numbers or easily identifiable landmarks where all service area activities are located;
 - The location of all "number of units to be addressed" and all "number of units needed" for each activity in the service area and the major components of those activities;
 - All affected Historic structures, planned open spaces, or public improvements; and
 - If applicable, duplicated housing units if any service areas overlap.
- 3. 100-Year Flood Prone Area Map** unless the U.S. Federal Emergency Management Agency has not issued an official flood map covering the location of the service area.
- The boundaries of the service area where the activities will be concentrated; and
 - An enlarged portion or portions of the flood prone area if any activities are located in whole or in part in the flood prone areas.

Appendix B: Comprehensive Plan Documents, as Amended

Attach relevant portions/excerpts to document that the activities proposed in the application are not inconsistent with the adopted plan. Include the relevant data and analysis portions supporting the plan. If the adopted plan is silent on the activities requested, the local government must provide a statement to this effect on local government letterhead.

Appendix C: Joint Agreements/Contingency Funding Documentation/Interlocal Agreements

Appendix D: Historic Preservation Documentation

Appendix E: Leverage Documentation (Letter of Commitment, etc.)

Appendix F: Grant Application Preparation

Appendix G: Readiness to Proceed Documentation

Appendix H: VLI/LMI Worksheets or Census Data and/or Census Maps

Appendix I: Health and Safety Impact Documentation

Appendix J: Local Governing Body's Resolution for Signature Designation

Appendix K: Housing Assistance Plan (Required for all Housing Applications)

Appendix L: Public Hearing Documentation

Appendix M: Special Designation Documentation

Appendix N: Economic Development Documentation (not included above)

Participating Party Balance Sheet
Form ED-B-1

Name of Participating Party _____

	Compiled/Reviewed/Audited Date (Mo/Day/Year)
	ASSETS
1	Cash & Marketable Securities
2	Accounts Receivable
3	Inventory
4	Prepaid Expenses
5	
6	
7	
8	CURRENT ASSETS
9	Net Fixed Assets
10	Notes Receivable
11	Investment in Subsidiaries
12	Intangibles
13	
14	
15	TOTAL ASSETS
<hr/>	
	LIABILITIES AND NET WORTH
16	Note Payable -- Bank
17	Note Payable -- Other
18	Accounts Payable
19	Accruals
20	Income Tax Payable
21	Current Portion LTD
22	
23	

Participating Party Balance Sheet
Form ED-B-1 (Continued)

24									
25	CURRENT LIABILITIES								
26	Long Term Debt								
27	Subordinated Officer Debt								
28									
29									
30	TOTAL LIABILITIES								
31	Common Stock								
32	Cap. Surplus and Paid in Cap.								
33	Retained earnings								
34	(Less) Treasury Stock								
35	TOTAL NEW WORTH								
36	TOTAL LIABILITIES AND NET								
37	Contingent Liabilities								
38	Check if Co. Changes Accts.								
39	Other (Specify)								

PROFIT AND LOSS STATEMENT

	# of months								
	Period Ending								
39	Sales								%
40	- COGS								%
41	Gross Profit								%
42	- SGA								%

**Participating Party Balance Sheet
Form ED-B-1 (Continued)**

43	Operating Profit	%	%	%	%
44	- Owners Salary	%	%	%	%
45	- Depr. & Amort. Exp.	%	%	%	%
46	- Interest Expense	%	%	%	%
47	- Rent	%	%	%	%
48	=/- Other Inc./Exp.	%	%	%	%
49	EBT	%	%	%	%
50	- Income Taxes	%	%	%	%
51	PAT	%	%	%	%
OPERATING CYCLE					
52	+ Days Receivable				
53	+ Days Inventory				
54	- Days Payable				
55	- Days Accrual				
56	= Op. Cycle				
RATIO ANALYSIS					
57	Sales Growth Ratio				
58	Working Capital				
59	Current Ratio				

**Participating Party Balance Sheet
Form ED-B-1 (Continued)**

60	Quick Ratio								
61	Debt/Equity Ratio								
CAPITOL EXPENDITURES									
62	Ending Net Fixed Assets								
63	+ Depreciation								
64	-Beginning Net Fixed Assets								
65	= Net Capital Expenditures								
RECONCILIATION OF NET WORTH									
66	Ending Net Worth								
67	- PAT								
68	- Beginning Net Worth								
69	= New Equity (Distributions)								

SJC MINUTES & RECORDS C/O CLER
ATTN MS.P DEGRANDE
500 SAN SEBASTIAN VIEW
SAINT AUGUSTINE FL 32084

Ref.#: L2895-11
P.O.#: HG 11-15

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SHAWNE' H ORDONEZ**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF HEARING**

In the matter of **SILVER CREEK/ECON DE - HEARING NOVEMBER 15, 2011**

was published in said newspaper on **11/07/2011**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 7th day of November 2011

by Shawne H Ordonez who is personally known to me
or who has produced as identification

Sabina L Woods

(Signature of Notary Public)



(Seal)

**NOTICE OF A PUBLIC HEARING
BY THE ST. JOHNS COUNTY
BOARD OF COUNTY
COMMISSIONERS**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, will hold a public hearing on **Tuesday, November 15, 2011 at 9:00 a.m.** in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

This will be the second of two required public hearings and will provide a brief overview of the **Silver Creek Assisted Living Facility** project and consideration of a proposed resolution authorizing the **issuance of an agreement for an Economic Development Smart Cities Community Development Block Grant.**

Interested parties may appear at the public hearing and be heard with respect to this issue.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the public hearing, he/she will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact ADA Coordinator, at (904) 209-0650 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS
CLERK
By: Patricia DeGrande, Deputy Clerk
L2895-11 Nov 7, 2011**