



110 Northeast 3rd Street, Suite 300
Fort Lauderdale, Florida 33301
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www.Broward.org/HFA

March 29, 2018

The Honorable Mayor Tamara James
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: Emerald Palms Apartments (the "Development")
5331 Southwest 43rd Terrace
Dania Beach, Florida 33314

Dear Mayor James:

In an effort to keep your City fully informed, please be advised that a Notice of Public Hearing will be held by the Housing Finance Authority of Broward County (the "HFA") on Thursday, April 5, 2018, at 9:30am at the offices of the HFA, 110 N.E. 3rd Street, Suite 300, Fort Lauderdale, Florida (Notice enclosed).

The purpose of the hearing is to discuss the proposed issuance by the HFA of its Multifamily Housing Revenue Bonds in an aggregate principal amount of not to exceed \$38,000,000 in one or more series, to provide financing for the acquisition, rehabilitation and equipping for multifamily residential rental facilities known as Emerald Palms Apartments (the "Development"), consisting of approximately 318 units located on approximately 27.5 acres at 5331 Southwest 43rd Terrace, Dania Beach, Florida.

The property's 318 units are currently set aside as income restricted units. As federally required, the units will continue to be set aside as income restricted units. The property is operated by Emerald Palms Venture LP, a Florida Limited Partnership, or an entity related to such partnership. All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed plan of financing and the nature and location of the Development.



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Re: Emerald Palms Apartments (the "Development")

We have encouraged the applicants, Sydne Garchik and Cathy Coler from MRK Partners Inc. (the "Developer") to be in contact with your City Senior Management to discuss the benefits and value of this development.

If you have any questions or comments regarding the development/public hearing notice, please contact Norman Howard at 954-357-4925.

Sincerely,



Ralph Stone
Executive Director

Encl:

cc: Robert Baldwin, City Manager of Dania Beach
Colleen LaPlant, HFA Chair
Sydne Garchik, Developer - MRK Partners Inc.
Cathy Coler, Developer - MRK Partners Inc.
Suzanne Fejes, Assistant Director
Norman Howard, HFA Manager

**NOTICE OF PUBLIC HEARING
HOUSING FINANCE AUTHORITY OF
BROWARD COUNTY, FLORIDA**

NOTICE IS HEREBY GIVEN, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, that the Housing Finance Authority of Broward County, Florida (the "Authority") will hold and conduct a public hearing to be held on April 5, 2018, beginning at 9:30 a.m. or as soon thereafter as such matters may be heard, at the offices of the Authority, 110 N.E. 3rd Street, Suite 300, Fort Lauderdale, Florida 33301, for the purpose of receiving comments and hearing discussion concerning the following:

The proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (the "Bonds"), in an aggregate principal amount of not to exceed \$38,000,000 in one or more series, to provide financing for the acquisition, rehabilitation and equipping for multifamily residential rental facilities known as Emerald Palms Apartments (the "Development"), consisting of approximately 318 units located on approximately 27.5 acres located at 5331 Southwest 43 Terrace, Dania Beach, Florida, to be occupied by persons of low to moderate income and owned and operated by Emerald Palms Venture LP, a Florida limited partnership, or an entity related to such limited partnership.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed plan of financing and the nature and location of the Development. Written comments may be submitted to the Authority, 110 N.E. 3rd Street, Suite 300, Fort Lauderdale, Florida 33301, Attention: Executive Director. Should any person decide to appeal any decision made by the Authority at this hearing or by the Board of County Commissioners of Broward County, Florida (the "Board") with respect to the approval of the plan of financing, he or she will need a record of the proceedings, and he or she will need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Authority at (954) 357-4900. The Authority will submit a transcript of the statements made at the hearing to the Board, which must approve or disapprove of the issuance of the Bonds.

HOUSING FINANCE AUTHORITY OF BROWARD
COUNTY, FLORIDA

By: Suzanne Fejes, Executive Director

One day, Tuesday, March 20, 2018
Sun Sentinel