

**FHFC III**

*Action*

**I. FHFC III**

**A. Request Approval of Sale of South Springs Property, Gadsden County (PLP 98-026)**

<b>Development Name: South Springs (“Development”)</b>	<b>Location: Gadsden County</b>
<b>Developer/Principal: North Florida Development Corp. (“Developer”)</b>	<b>Set-Aside: 100% @ 60% AMI, 15 Years</b>
<b>Number of Units: 92 acres vacant land</b>	<b>Allocated Amount: PLP \$410,573.21</b>
<b>Demographics: Elderly</b>	<b>Servicer: Florida Housing</b>

**1. Background**

- a) South Springs (“the Development”) d/b/a North Florida Educational Development Company (“Borrower”) was intended to be an affordable 80-unit development built on 92 acres of land located in Gadsden County, Florida that was financed with \$410,573.21 from the Predevelopment Loan Program (PLP).
- b) On June 20, 2003, the Board granted a one-year extension of the loan term for completion of predevelopment activities and for pursuit of construction financing. The PLP loan matured on May 19, 2004. Florida Housing worked diligently with the Borrower in its efforts to secure financing to build affordable housing on said land.
- c) To preserve our rights to enforce our lien and avoid the statute of limitations, we proceeded with a foreclosure action on May 1, 2009. On June 24, 2009, FHFC filed a motion for summary final judgment for foreclosure and taxation of costs. On January 12, 2010, FHFC was the successful bidder at the foreclosure sale.
- d) On February 23, 2010, FHFC received an offer for 20 acres of the plot. On April 30, 2010, FHFC’s Board of Directors approved the sale of the 20 acres and the sale closed on September 24, 2010.
- e) On July 30, 2021, the Board ratified a proposed sale of the remaining 72 acres to a buyer for \$225,000.

**2. Present Situation**

- a) The Board ratified sale was not completed as the buyer withdrew due to delayed financing availability.
- b) Subsequently FHFC received a new offer from a buyer for \$300,000. That buyer has completed their due diligence and is ready to close the sale.

**3. Recommendation**

- a) Approve the sale of the remaining ~72 acres to the buyer for the offered price of \$300,000.