

RESOLUTION NO. 2021-298

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO SUBMIT TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) A SECTION 108 LOAN GUARANTEE APPLICATION IN THE AMOUNT OF \$5,075,000.00, FOR THE CONSTRUCTION OF A COMMUNITY CENTER AND LIBRARY IN HASTINGS, FLORIDA.

RECITALS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires jurisdictions that receive federal entitlement program funds to prepare an Annual Action Plan, which identifies the projects to be funded with Community Development Block Grant (CDBG) Program funds; and

WHEREAS, the Board of County Commissioners of St. Johns County adopted a resolution on July 20, 2021 approving the St. Johns County (FY) 2020-2021 Annual Action Plan; and

WHEREAS, the County prepared a Citizen Participation Plan, as required by HUD, to guide actions of the CDBG program related to public comments, public meetings, and the criteria that necessitates substantial amendments;

WHEREAS, the 30 day public review and comment period concluded June 18, 2021. The County coordinated three Public Hearings (June 3, 2021, 6:00 PM to 7:00 PM at Hastings Public Library, June 11, 2021, 1:00 PM to 2:30 PM at Kingfisher Conference Room HHS, and June 18, 2021, 3:00 PM to 4:00 PM at Kingfisher Conference Room HHS). All Public Hearing comments have been documented, reviewed and taken into consideration according to our approved Citizen's Participation Plan (CPP); and

WHEREAS, the County has identified HUD Section 108 CDBG Loan Guarantee funds as a key component of the financing plan for the construction of a Community Center and Library. The Section 108 Loan Guarantee Funds program is an important public investment tool that provides communities with federally guaranteed loans sufficient to transform a small portion of their CDBG funds into larger projects.; and

WHEREAS, the County has prepared a Section 108 Loan Guarantee application requesting to borrow \$5,075,000 to be repaid from future program year CDBG entitlement awards; and

WHEREAS, the County has determined that submitting the Section 108 Loan Guarantee Application (Exhibit "A") and securing a loan in the amount of \$5,075,000.00 for the new construction of a Community Center and Library in Hastings will serve the interests of St. Johns County.

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

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

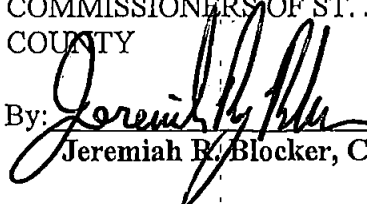
Section 2. The Board of County Commissioners authorizes the County Administrator, or his designee, to submit a Section 108 Loan Guarantee Application to HUD.

Section 3. To the extent that there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 4. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County this 20 day of July 2021.

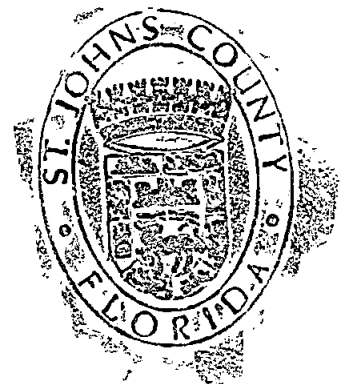
BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS
COUNTY

By: 
Jeremiah B. Blocker, Chair

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court and Comptroller

By: 
Deputy Clerk

RENDITION DATE 7/21/21





St. Johns County Board of County Commissioners

Housing & Community Development

Section 108 Application Proposal

A Community Center and Library
St. Johns County, FL

DRAFT

U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) Program

5/28/2021

SECTION I

General Information

Applicant:

Entitlement public entity	St. Johns County, Florida
Amount of current CDBG allocation	\$995,329
Amount requested in \$1,000 increments	\$5,075,000

Applicant Contact Information:

Chief Elected Official

Name Commissioner Jeremiah Ray Blocker
Title Chair
Organization St. Johns County, Florida
Address 500 San Sebastian View
St. Augustine, FL 32084
Telephone (904) 209-0304
Email bcc4jblocker@sicfl.us

Staff Contact Primary

Roberto Ortiz
Manager, Housing and Community Services
St. Johns County, Florida
200 San Sebastian View, Suite 2300
St. Augustine, FL 32084
(904) 827-6894
rortiz@sicfl.us

List the applicant's congressional districts: 4th District

SECTION II

Introduction

St. Johns County has participated in the Community Development Block Grant (CDBG) Entitlement Program since 2016, and as such receives an annual allocation of funds for projects, which are in conformance with its 2016-2021 Consolidated Plan. This application, by St. Johns County, is a request for a Section 108 Loan, a provision of the CDBG Program, in the amount of \$5,075,000 for construction of a multipurpose community center and library facilities in the unincorporated historic community of Hastings, located in the southern portion of the county.

The Section 108 Program is an important public investment tool that provides communities with federally guaranteed loans sufficient to transform a small portion of their CDBG funds into larger projects. The principal security for this loan application will be a pledge by St. Johns County to make repayment from its current and future CDBG allocated funds.

Project Description

Discussion of the proposed activities in the context of the Applicant's community development objectives as included in its HUD Consolidated Plan

The County's 2016-2021 Consolidated Plan identifies two goals that would be addressed as part of this project:

- **Public Facility or Infrastructure Activities-** The proposed project will expand public facilities in eligible census tracts.
- **Public Services-** The proposed project will allow for the potential expansion of public services by St. Johns County or other nonprofits actively engaged in the community. Public services, as recognized by the Consolidated Plan, are provided to very-low, low-, and moderate-income families and individuals. Public services enhance the living environment of the targeted populations by addressing basic needs or the economic means to adequately provide for themselves.

Requested Amount of Section 108 Assistance (in increment of \$1,000)

The County anticipates including the HUD fees with the loan proceeds. Preliminary estimates are \$5,075,000 to reimburse the County for the construction and planning costs, the site development, and the construction of a multipurpose community center and library facilities. The proposed project will be located adjacent to the primary thoroughfare and will serve multiple income populations in this eligible census tract. The project will be a proactive investment in an underserved rural area. Based on the County's 2021 CDBG allocation, St. Johns County is eligible for \$5,075,000 in Section 108 borrowing authority.

In late 2020, St. Johns County began the evaluative process of how to best serve the Town of Hastings.¹ The Town of Hastings is located in the agricultural center of the St. Johns River Valley in St. Johns County, Florida. People have long been drawn to the area's rich, natural resources, with evidence of human occupation stretching back thousands of years. In 1890, Thomas Horace Hastings established Prairie Garden, a 1,569-acre experimental farm, primarily as a way to keep his cousin Henry Flagler's restaurants and hotels filled with fresh produce. During this time, Flagler also extended the Florida East Coast Railway through the area with a stop called "Hastings Station." Hastings utilized greenhouses, which allowed him to ship fresh produce to New York hotels during the winter season. Eventually, a series of devastating freezes and the demand for potatoes would lead to an increase in the planting of that crop. High yields led to the town's eventual nickname as the "Potato Capital of Florida." In 1909 the town was incorporated by a special act of the Florida Legislature. In 2018, the incorporated status was dissolved by a citizen vote. This marked the second time in Florida history that a town was disincorporated by a vote of its citizens. Present day Hastings retains its unique historic character and connection to the past which can be seen in its many examples of farmhouse architecture and historic downtown buildings. A community center has been recognized as a desire of communities in the southern end of the county since before the County's Housing and Community Development offices began holding CDBG related public hearings in the area in 2016. The proposed site sits vacant along N. Main Street which serves as the principal thoroughfare through the Town. The site previously housed the Civic Center building. The Hastings Civic Center was designed by St. Augustine architect Francis A. Hollingsworth and built in 1937 during the New Deal with funding by the municipal government and the Works Progress Administration program. The building served at various times as a town hall, fire department, library, meeting center for various civic and social functions, and gymnasium for the high school basketball team. One of the longest sustaining uses of the building began in October of 1942, when the American Red Cross occupied a room to prepare bandages for the war effort and remained in the building until the 1980s.

St. Johns County engineers and planners have evaluated ±.86 acre site and determined a 2 story building will be an appropriate structure for the proposed use.² The size of the building will be contingent on both market and existing site conditions. The location in the center of the town, is serviced by public transportation, will assist the city in neighborhood revitalization, and provide ample space for social services as well as partnership opportunities with non-profit agencies.

Estimated timeline for project

Submittal of the Section 108 Application to HUD	June 2021
Completion of HUD Environmental Review in HEROS	August 2021
Closing of Section 108 loan	October 2021
Bidding Phase	November 2021 – January 2022
Construction Phase	February 2022 – September 2022
Occupancy	October 2022

¹ Appendix A

² Appendix B

Form of Assistance

No new market tax credits or other local funding will be used on the project. The County anticipates covering the consultant design and bidding costs with Section 108 federal funds.

Information for Financial Underwriting

A project estimate of \$4,938,000 has been prepared by a County engineer.³ The County anticipates adding the credit subsidy payment and loan processing fees to the loan amount.

In order to provide permanent financing for the construction of the Hastings Community Center, St. Johns County is requesting a loan guarantee from HUD in the amount of \$5,075,000.⁴ The requested terms of the loan guarantee are a ten-year amortizing loan with annual payments at the applicable percentage rate. Debt payment will be made from the County's future annual - CDBG entitlement allocations.

Eligible Activity and National Objective Statement

Eligible Activity: Public Facilities – 24CFR 570.703(1)

National Objective: Low moderate area benefit – LMA, consisting of social services.

Institutional Arrangements and Capacity

St. Johns County is prepared to allocate an annual pledge of CDBG Entitlement funds over the term of the loan, and will provide the appropriate commitment to guarantee debt services of its annual CDBG allocation is reduced.

St. Johns County has effectively implemented a Community Development Block Grant since 2016, as well as other State of Florida Grants including SHIP and CWHIP. In addition, members of the current County administration have been or are involved in these programs as well as numerous public and private grant programs involving economic development, transportation, and community facilities.

Below is a list of St. Johns County team members and their respective roles:

Jerimiah Blocker	Board of County Commissioners	Chief Elected Official
Hunter Conrad	County Administrator	Overall Management
Joseph Cone	Asst. Director of Health and Human Services	Project Lead
Roberto Ortiz	Housing and Comm. Development Manager	CDBG/Project Manager
Kym Johnson	Housing Specialist-CDBG	Technical Support
Bill Freeman	Chief Engineer	Construction Manager

The County will comply with all regulations and requirements necessary to complete the Section 108 project.

³ Appendix C

⁴ Appendix D

Citizen Participation

In accordance with the St. Johns County Citizen Participation Plan, a 30-day public comment period and a public hearing were held. Once the St. Johns County approved the resolution authorizing an application to the U.S. Department of Housing and Urban Development through the Section 108 program, County staff publishes a 30-day public comment hearing notice in the St. Augustine Record and published it on the County's website and posted in the lobby of the Health and Human Services Department.

APPENDIX A

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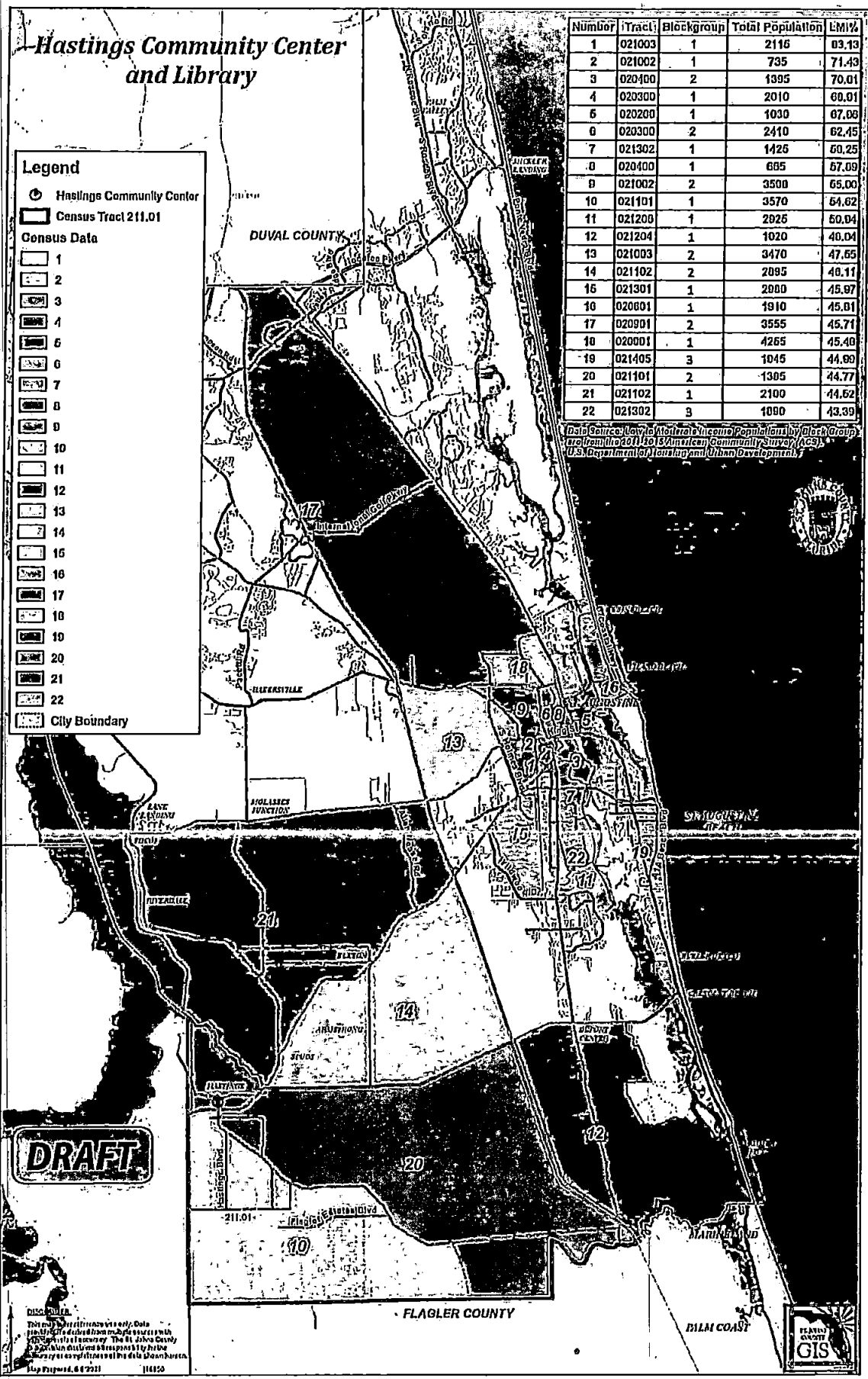
Hastings Community Center and Library

Legend

- Hastings Community Center
- Census Tract 211.01
- Census Data**
- 1
- 2
- 3
- 4
- 6
- 8
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- City Boundary

Number	Tract	Blockgroup	Total Population	LM1%
1	021003	1	2116	63.13
2	021002	1	735	71.43
3	020400	2	1395	70.01
4	020300	1	2010	60.01
5	020200	1	1030	67.66
6	020300	2	2410	62.45
7	021302	1	1425	60.25
8	020400	1	665	67.69
9	021002	2	3500	65.00
10	021101	1	3570	64.62
11	021200	1	2025	60.04
12	021204	1	1020	40.04
13	021003	2	3470	47.65
14	021102	2	2095	40.11
16	021301	1	2000	45.97
18	020801	1	1910	45.01
17	020901	2	3555	45.71
18	020001	1	4265	45.40
19	021405	3	1045	44.89
20	021101	2	1305	44.77
21	021102	1	2100	44.62
22	021302	3	1080	43.39

Data Source: U.S. Census Bureau, American Community Survey (ACS), 2000 Census of Population and Housing, Census 2000 Summary File 3 (SF3) - U.S. Department of Housing and Urban Development



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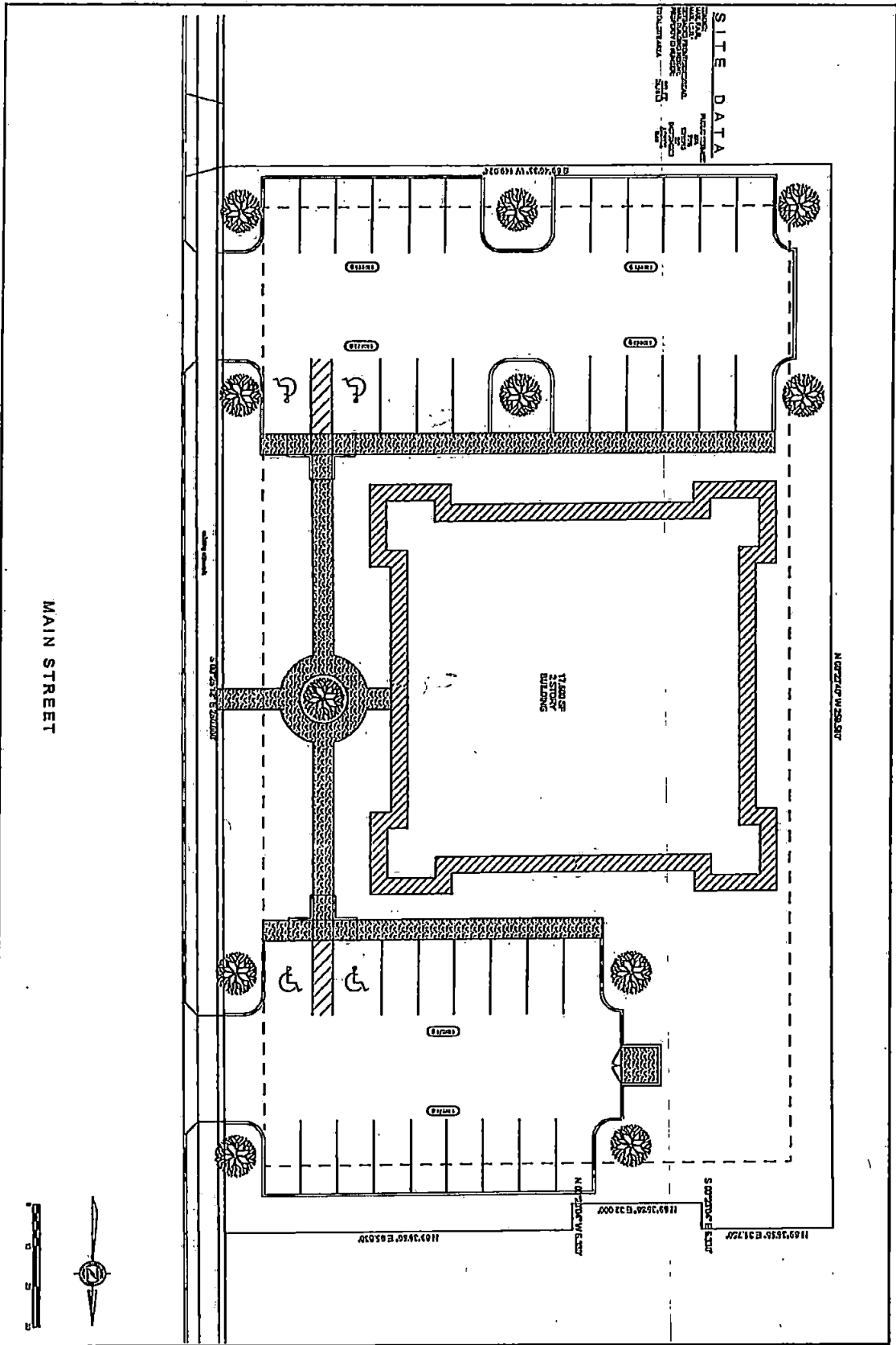
DISCLAIMER: This map is for informational purposes only. Data is derived from the U.S. Census Bureau, American Community Survey (ACS), 2000 Census of Population and Housing, Census 2000 Summary File 3 (SF3) - U.S. Department of Housing and Urban Development. The Florida Department of Transportation (FDOT) is not responsible for the data shown here.

Map Prepared: 06/22/11 114950



APPENDIX B

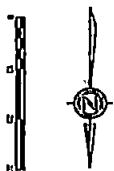
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SITE DATA

PROJECT NO.	11093565
DATE	08/12/09
SCALE	1/8" = 1'-0"
DESIGNED BY	...
CHECKED BY	...
APPROVED BY	...

MAIN STREET



<p>MAIN STREET PUBLIC BUILDING</p> <p>SITEPLAN</p>		<p>St. Johns County Public Works</p> <p>11093565</p> <p>PLANS</p> <p>DATE: 08/12/09</p> <p>PROJECT: 11093565</p>	<p>SCALE:</p> <p>1/8" = 1'-0"</p>	<p>DATE: 08/12/09</p>	<p>11093565</p>
		<p>APPROVED: [Signature]</p>	<p>REVISIONS:</p>	<p>TOTAL SHEETS: 1</p>	

APPENDIX C

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HASTINGS PUBLIC BUILDING

Code	Division Name	Sq. Cost	Projected
0	Bidding Requirements	\$1.75	\$30,800.00
1	General Requirements	\$18.78	\$330,528.00
3	Concrete	\$15.11	\$265,936.00
4	Masonry	\$14.99	\$263,824.00
5	Metals	\$19.75	\$347,600.00
6	Woods & Plastic	\$6.17	\$108,592.00
7	Thermal & Moisture	\$23.67	\$416,592.00
8	Openings	\$9.40	\$165,440.00
9	Finishes	\$33.64	\$592,064.00
10	Specialties	\$1.98	\$34,848.00
11	Equipment	\$0.20	\$3,520.00
12	Furnishings	\$0.59	\$10,384.00
14	Conveying Systems	\$1.62	\$28,512.00
15	Mechanical	\$40.67	\$715,792.00
16	Electrical	\$27.51	\$484,176.00
Total Building Costs		\$215.83	\$3,798,608.00
	Contingency (10%)	0.10	\$379,860.80
	Design Fees (10%)	0.10	\$379,860.80
	Site Prep (10%)	0.10	\$379,860.80
	Grand Total		\$4,938,190.40

APPENDIX D

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St. Johns County Board of County Commissioners

Housing & Community Development

Primary Source of Repayment

The primary source of repayment is a pledge of the County's CDBG Entitlement allocation.

Repayment Schedule

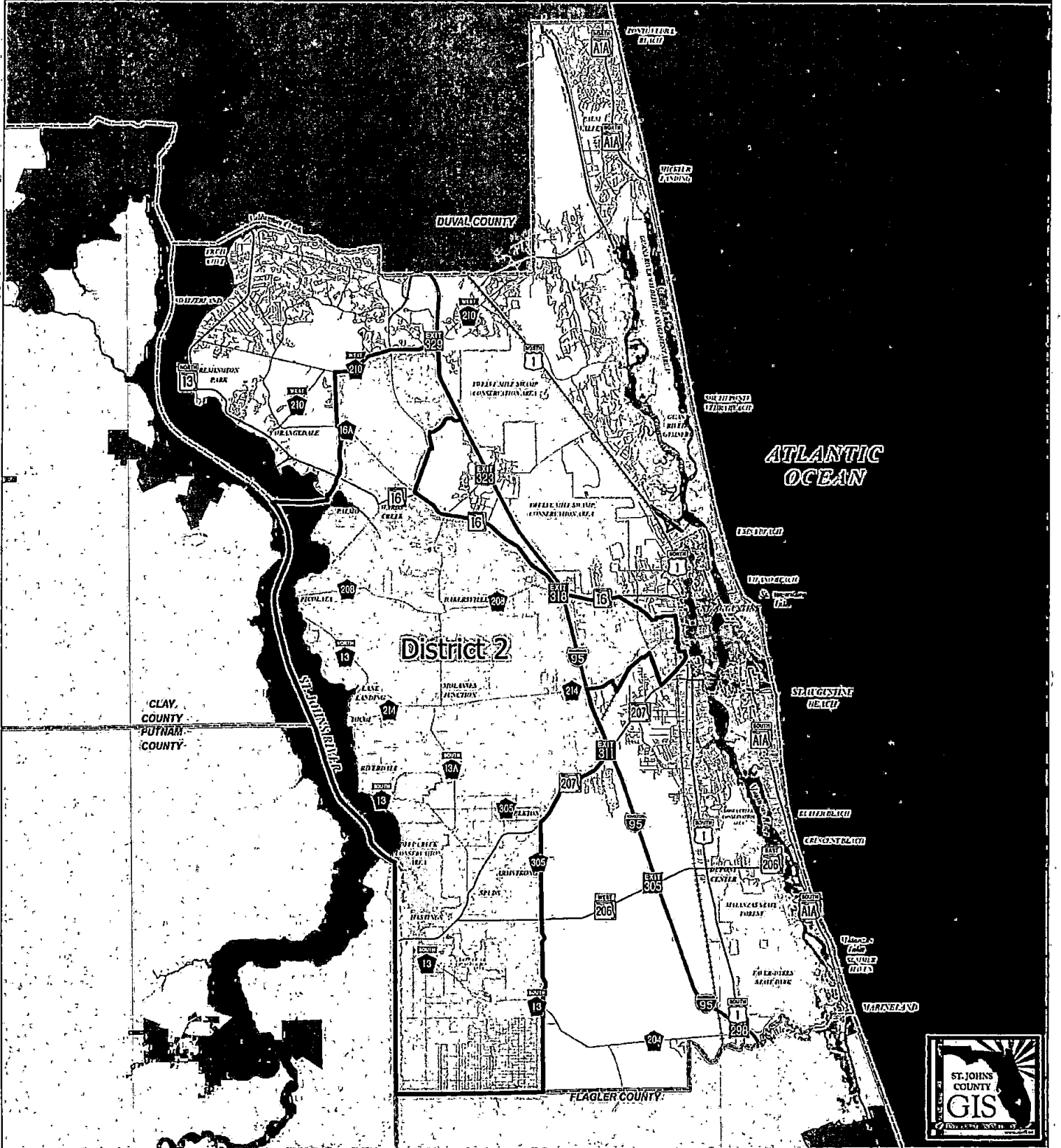
Principal on the Section 108 Loan will be amortized over the loan term in the following amounts:

2021	\$507,500
2022	\$507,500
2023	\$507,500
2024	\$507,500
2025	\$507,500
2026	\$507,500
2027	\$507,500
2028	\$507,500
2029	\$507,500
2030	\$507,500
Total:	\$5,075,000



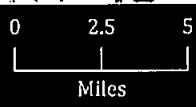
St. Johns County Board of County Commissioners

District 2



District 2

ATLANTIC OCEAN



DISCLAIMER: Date Prepared: 6/23/2021
 This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon. j19022



ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS

Correspondence To:
500 San Sebastian View, St. Augustine, FL 32084
Phone: (904) 209-0300 Fax: (904) 209-0310

DISTRICT 4



Jeremiah Ray Blocker
CHAIR
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Cell Phone: 079-2820
Email: bcc4blocker@sjcf.us

DISTRICT 5



Henry Dean
VICE CHAIR
Office Phone: 209-0306
Cell Phone: 323-3324
Email: bcc5hdean@sjcf.us

DISTRICT 3



Paul M. Waldron
Office Phone: 209-0303
Cell Phone: 438-3973
Email: bcc3pwaldron@sjcf.us

DISTRICT 1

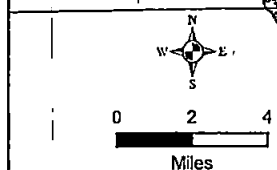


Christian Whitehurst
Office Phone: 209-0301
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DISTRICT 2



Jeb S. Smith
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Map Prepared: December 28, 2020
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