

TAMPA  
Suite 1060, 2502 Rocky Point Drive  
Tampa, Florida 33607  
(813) 281-2222 Tel  
(813) 281-0129 Fax



FORT LAUDERDALE  
1225 S.E. Second Avenue  
Fort Lauderdale, Florida 33316  
(954) 525-8000 Tel  
(954) 525-8331 Fax

TALLAHASSEE  
Suite 200, 1500 Mahan Drive  
Tallahassee, Florida 32308  
(850) 224-4070 Tel  
(850) 224-4073 Fax

## MEMORANDUM

TO: Eden Bentley, Brevard County Attorney  
Frank Abbate, Brevard County Manager

FROM: Steven E. Miller, Esq.

DATE: April 26, 2021

RE: Review of Legal Documentation for the Brevard County Housing Finance Authority Multifamily Mortgage Revenue Bonds, Series 2021 (Millenia Project)

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The Brevard County Housing Finance Authority (the "Authority") is proposing to issue additional tax-exempt private activity bonds (the "Bonds") in order to finance the increased costs of the acquisition, rehabilitation and development of three multifamily residential housing facilities consisting of an aggregate of 214 apartment units for persons or families of low, middle or moderate income. The facilities are located at 173 Rachel Street, Melbourne, 201 St. Clair Drive, Cocoa and 512 Rockpit Road, Titusville (collectively, the "Project"), as more particularly described in the materials provided by the Authority and included in the agenda package for the May 4, 2021 meeting of the Board of County Commissioners (the "BOCC"). Proceeds of the Bonds will be loaned to Brevard FL TC, LP (the "Borrower"). The Borrower will own and operate the Project and will be responsible for payment of debt service on the Bonds. The Borrower's general partner is Brevard TC Investment, LLC.

In order to comply with certain federal and state law requirements with respect to the issuance of private activity bonds such as the Bonds, a public hearing is required to be held with respect to the Project and the issuance of the Bonds and the BOCC is required to adopt a resolution providing limited approval of the issuance of the Bonds. The Authority held the required public hearing on February 24, 2021. You have asked Nabors, Giblin & Nickerson, PA, as Bond Counsel to the County, to review the documentation provided to the County by the Authority to ensure that it satisfies the applicable legal requirements and to confirm that the County has no obligation, financial or otherwise, with respect to the Project or the Bonds.

We have reviewed all of the relevant documentation and provided various comments to counsel for the Authority. Our comments have been addressed and, from the County's standpoint, all of the documentation provided is now legally sufficient. The resolution proposed to be adopted by the BOCC satisfies the pertinent federal and state law requirements and provides that neither the County nor any of the elected officials or staff of the County will have any obligation or liability, financial or otherwise, with respect to the Project or the Bonds.

cc: Christine Schverak  
Kathy Wall