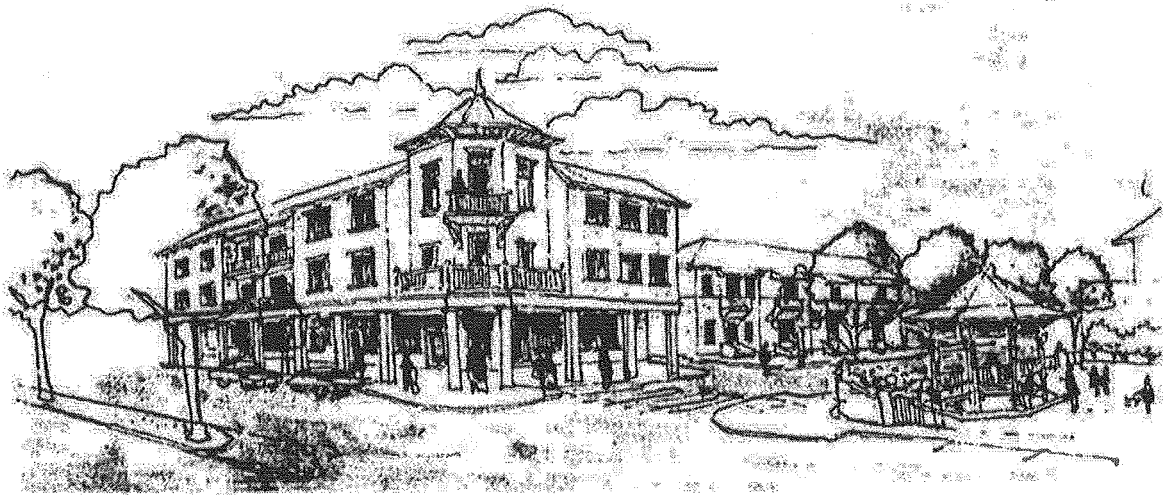


# Madison Square



**RFA 2013-003**

**Submitted to:**

**Ken Reecy**

**Director of Multifamily Programs**

**Florida Housing Finance Corporation**

**227 N. Bronough Street, Suite 5000**

**Tallahassee, FL 32301**

**November 12<sup>th</sup>, 2013**

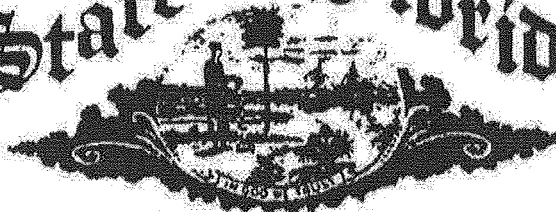
**Copy**



# Attachment

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# State of Florida



## Department of State

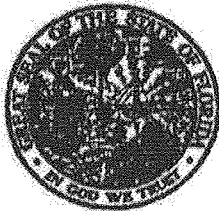
I certify from the records of this office that SGM MADISON SQUARE DEV, LLC, is a limited liability company organized under the laws of the State of Florida, filed on October 24, 2013.

The document number of this company is L13000150298.

I further certify that said company has paid all fees due this office through December 31, 2013, and its status is active.

Authentication Code: 813A00024917-102513-L13000150298-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Twenty-fifth day of October, 2013



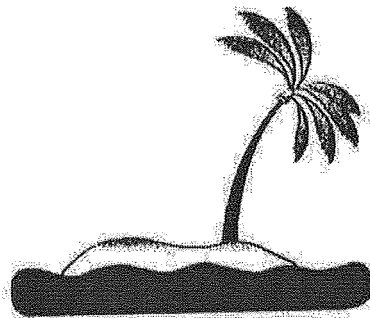
*Ken Detmer*  
Ken Detmer  
Secretary of State

# MADISON SQUARE ATTACHMENT 4

Prior General Development Experience Chart				
Name of Principal with the Required Experience: <b>John J. Frezza</b>				
Name of Developer Entity for which the above Party is a Principal: <b>SGM Madison Square Dev, LLC</b>				
Name of Development	Location (City & State)	Affordable Housing Program that Provided Financing	Total Number of Units	Year Completed
State Renaissance Court	New York, NY	NYC Housing Development Corporation Tax Exempt Bonds and 4% Housing Credits	158	2012
Beacon Mews	New York, NY	NYC Housing Development Corporation New Housing Opportunities Program (NHOP), Tax Exempt Bond Program, 4% Housing Credits	125	2009
The Douglass	New York, NY	NYC HPD Cornerstone Program, Tax Exempt Bonds, 4% Housing Credits	138	2004
226 & 259 West 144 Street	New York, NY	NYC HPD Vacant Building Program, Housing Credits	108	2003
The Clermont Armory	New York, NY	NYC Housing Development Corporation - New Housing Opportunities Program (NHOP), Affordable Rental Housing	110	2000
Lenox 138	New York, NY	NYC HPD Vacant Building Program MN10G, 9% Housing Credits	54	1993

**Request for Applications 2013-003**

**RFA 2013-003 FOR AFFORDABLE HOUSING DEVELOPMENTS  
LOCATED IN BROWARD, MIAMI-DADE AND PALM BEACH COUNTIES**



**Heritage at Pompano Station**

**City of Pompano Beach, Florida**

**Submitted to:**

**Ken Reecy**

**Director of Multifamily Programs**

**Florida Housing Finance Corporation**

**227 North Bronough Street Suite 5000**

**Tallahassee, Florida 32301**

**Submitted by:**

**Heritage at Pompano Housing Partners, LP**

**800 North Point Parkway Suite 125**

**Alpharetta, Georgia 30005**

**Date: 11/12/2013**

**EXHIBIT A – ATTACHMENT 4**

**DEVELOPER - FLORIDA CERTIFICATE OF STATUS**

**DEVELOPER EXPERIENCE CHART**

# *State of Florida*

## *Department of State*

I certify from the records of this office that NUROCK DEVELOPMENT PARTNERS INC is a Georgia corporation authorized to transact business in the State of Florida, qualified on October 1, 2013.

The document number of this corporation is F13000004273.

I further certify that said corporation has paid all fees due this office through December 31, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Eighth day of October, 2013*



*Ken Rejzner*  
**Secretary of State**

Authentication ID: CU9578207177

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

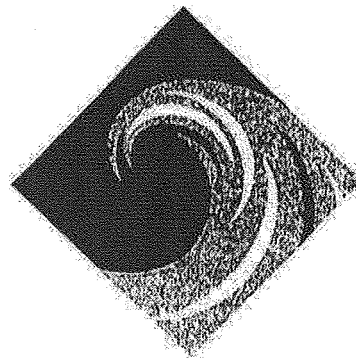
<https://efile.sunbiz.org/certauthver.html>





**Request for Applications 2013-003**

**RFA 2013-003 FOR AFFORDABLE HOUSING DEVELOPMENTS  
LOCATED IN BROWARD, MIAMI-DADE AND PALM BEACH COUNTIES**



**Heritage at Edison Heights**

**Miami, Florida**

**Submitted to:**

**Ken Reecy**

**Director of Multifamily Programs**

**Florida Housing Finance Corporation**

**227 North Bronough Street Suite 5000**

**Tallahassee, Florida 32301**

**Submitted by:**

**Heritage at Edison Heights, Ltd**

**800 North Point Parkway Suite 125**

**Alpharetta, Georgia 30005**

**Date: 11/12/2013**

**EXHIBIT A – ATTACHMENT 4**

**DEVELOPER - FLORIDA CERTIFICATE OF STATUS**

**DEVELOPER EXPERIENCE CHART**

# *State of Florida*

## *Department of State*

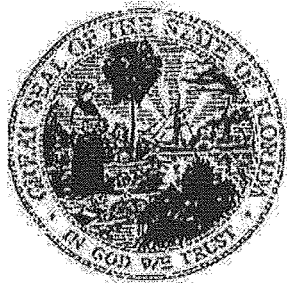
I certify from the records of this office that NUROCK DEVELOPMENT PARTNERS INC is a Georgia corporation authorized to transact business in the State of Florida, qualified on October 1, 2013.

The document number of this corporation is F13000004273.

I further certify that said corporation has paid all fees due this office through December 31, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Eighth day of October, 2013*



*Ken Patzner*  
**Secretary of State**

Authentication ID: CU9578207177

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>



2014-231C

**RFA 2013-003**

**VILLAGE OF THE  
ARTS**

**COPY**

# Attachment

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# *State of Florida*

## *Department of State*

I certify from the records of this office that MILTON JONES DEVELOPMENT CORPORATION is a corporation organized under the laws of the State of Florida, filed on May 18, 1988.

The document number of this corporation is M81437.

I further certify that said corporation has paid all fees due this office through December 31, 2013, that its most recent annual report/uniform business report was filed on February 26, 2013, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this is  
the Twenty sixth day of February,  
2013*



*Ken Pappas*  
**Secretary of State**

Authentication ID: CC2519813518

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>

**Attachment 4**

<b>Prior General Development Experience Chart</b>				
<b>Name of Principal with the Required Experience: Marvaletic Hunter</b>				
<b>Name of Developer Entity (for the proposed Development) for which the above Party is a Principal: N/A</b>				
<b>Name of Development</b>	<b>Location (City &amp; State)</b>	<b>Affordable Housing Program that Provided Financing</b>	<b>Total Number of Units</b>	<b>Year Completed</b>
Zion Village	Houston, Texas	9% LIHTC	50	2010
Olive Grove Manor d/b/a Magnolia Estates	Houston, Texas	9% LIHTC	160	2010
Dominion Square Apartments	Houston, Texas	MMRB Bonds and 4% LIHTC	136 units	2005



**COPY #4**

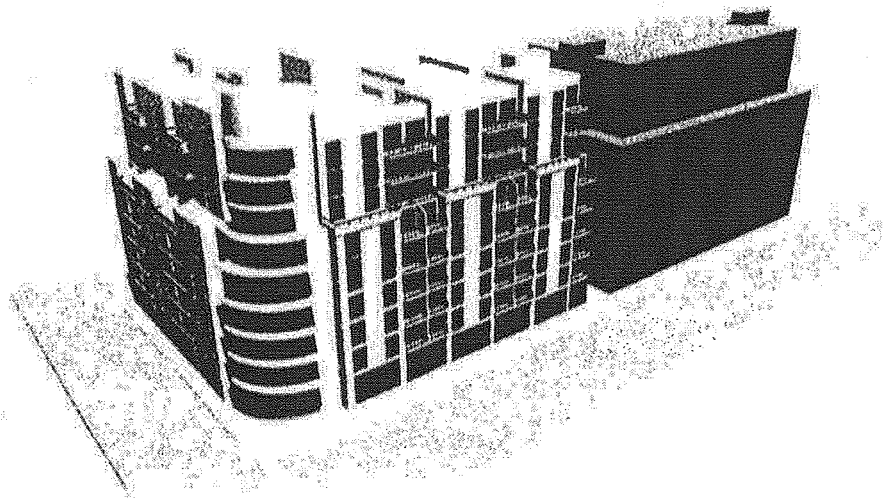
**WISDOM VILLAGE CROSSING**

**615 N ANDREWS AVENUE**

**FORT LAUDERDALE**

**OWNER: WISDOM VILLAGE CROSSING, LP**

**DEVELOPER: TURNSTONE DEVELOPMENT  
CORPORATION**



# Attachment

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# *State of Florida*

## *Department of State*

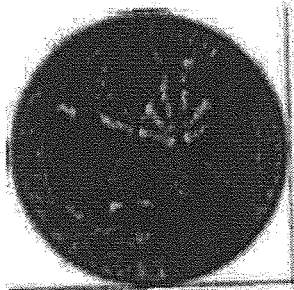
I certify from the records of this office that TURNSTONE DEVELOPMENT CORPORATION is an Illinois corporation authorized to transact business in the State of Florida, qualified on August 15, 2011.

The document number of this corporation is F11000003310.

I further certify that said corporation has paid all fees due this office through December 31, 2013, that its most recent annual report/uniform business report was filed on April 1, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this is  
the First day of April, 2013*



*Ken Detjmer*  
**Secretary of State**

Authentication ID: CC5079648894

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://ofile.snbiz.org/certauthver.html>

**Prior General Development Experience Chart**

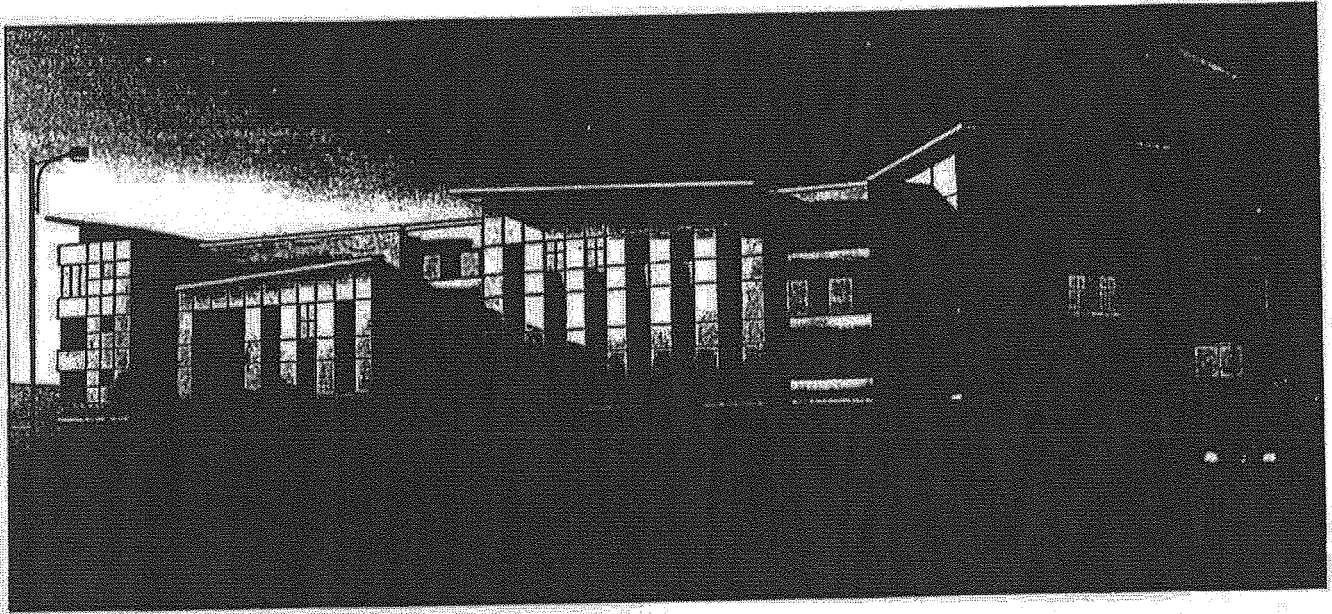
**Name of Principal with the Required Experience: Bill Schneider**

**Name of Developer Entity (for the proposed Development) for which the above Party is a Principal: Turnstone Development Corporation**

Name of Development	Location (City & State)	Affordable Housing Program that Provided Financing	Total Number of Units	Year Completed
South Suburban Pads	County Club Hills, IL	Tax Credits, HOME	77	2012
Summit Senior Housing	Summit, IL	HOME, ARRA Cap. Grant	78	2012
Riverdale Senior Apartments	Riverdale, IL	HOME, ARRA Cap. Grant	552	2010
Pacesetter/Whistler Crossing	Riverdale, IL	Tax Credits, HOME	130	2009
Wisdom Village Senior	Calumet Park, IL	Tax Credits, HOME	70	2007
Poplar Creek Village	Hoffman Estates, IL	Tax Credits, HOME, IHDA Trust Fund	121	2007

# **Modello Homes**

## **Homestead, Florida**



### **Response to Request for Applications 2013-003**

Affordable Housing Developments Located in Broward, Miami-Dade and

Palm Beach Counties

Florida Housing Finance Corporation



**Gorman & Company, Inc.**

November 12, 2013

**COPY**

Ken Reecy

Director of Multifamily Programs  
Florida Housing Finance Corporation  
227 N. Bronough Street, Suite 5000  
Tallahassee, FL 32301

# Attachment

4

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**Attachment 4**

**Evidence that Developer is Qualified to do Business in FL  
Prior General Development Experience Chart**

<b>Prior General Development Experience Chart</b>				
Name of Principal with the Required Experience: <b>Gary J. Gorman</b>				
Name of Developer Entity (for the Proposed Development) for which the above Party is a Principal: <b>Gorman &amp; Company, Inc.</b>				
<b>Name of Development</b>	<b>Location (City &amp; State)</b>	<b>Affordable Housing Program that Provided Financing</b>	<b>Total Number of Units</b>	<b>Year Completed</b>
Blue Water Workforce Housing	Tavernier, FL	FHFC Housing Credits (9%), FHFC SAIL Loan	36	2011
Sherman Park Commons Senior Living Community	Milwaukee, WI	WHEDA Housing Credits (9%)	68	2012
Northside Neighborhood Initiative	Milwaukee, WI	WHEDA Housing Credits (9%), Neighborhood Stabilization Program Funds	40	2013
Northside Homeowners Initiative	Milwaukee, WI	WHEDA Housing Credits (9%), Neighborhood Stabilization Program Funds	40	2012
Lofts at McKinley	Phoenix, AZ	ADOH Housing Credits (9%), HOME Funds	60	2012
Villard Square Grandfamily	Milwaukee, WI	WHEDA Housing Credits (9%), TCAP, 1602 Exchange	47	2011
Glendale Enterprise Live-Work Lofts	Glendale, AZ	ADOH Housing Credits (9%), TCAP, Glendale HOME Funds	28	2010
Edgewood Manor Apartment Homes	Gulfport, MS	MS Home Housing Credits (4%)	120	2010
Fairbanks Flats	Beloit, WI	WHEDA Housing Credits (9%)	16	2008
Blue Ribbon Lofts	Milwaukee, WI	WHEDA Housing Credits (9%)	95	2008
Metcalfe Park	Milwaukee, WI	WHEDA Housing Credits (4%), HOME Funds, AHP Grant	30	2008
Windsor Court A	Milwaukee, WI	WHEDA Housing Credits (9%)	159	2008
Windsor Court B	Milwaukee, WI	WHEDA Housing Credits (4%), HOME Funds	80	2008
Gund Brewery Lofts	La Crosse, WI	WHEDA Housing Credits (9%)	86	2007
State at Main	Racine, WI	WHEDA Housing Credits (9%)	84	2007
Avalon Madison Village	Madison, WI	WHEDA Housing Credits (9%)	104	2006

# *State of Florida*

## *Department of State*

I certify from the records of this office that GORMAN & COMPANY, INC. is a Wisconsin corporation authorized to transact business in the State of Florida, qualified on January 30, 2008.

The document number of this corporation is F08000000446.

I further certify that said corporation has paid all fees due this office through December 31, 2013, that its most recent annual report/uniform business report was filed on April 19, 2013, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Fifth day of November, 2013*



*Ken Detjmer*  
**Secretary of State**

Authentication ID: CU5622734645

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>



United States of America  
State of Wisconsin



DEPARTMENT OF FINANCIAL INSTITUTIONS

Division of Corporate & Consumer Services

To All to Whom These Presents Shall Come, Greeting:

I, PAUL M. HOLZEM, Administrator of the Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that

**GORMAN & COMPANY, INC.**

is a domestic corporation or a domestic limited liability company organized under the laws of this state and that its date of incorporation or organization is April 11, 1984.

I further certify that said corporation or limited liability company has, within its most recently completed report year, filed an annual report required under ss. 180.1622, 180.1921, 181.1622 or 183.0120 Wis. Stats., and that it has not filed articles of dissolution.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department on November 4, 2013.



*Paul M. Holzem*

PAUL M. HOLZEM, Administrator  
Division of Corporate and Consumer Services  
Department of Financial Institutions

Effective July 1, 1996, the Department of Financial Institutions assumed the functions previously performed by the Corporations Division of the Secretary of State and is the successor custodian of corporate records formerly held by the Secretary of State.

DFI/Corp/33

validate the authenticity of this certificate

Visit this web address: <http://www.wdfl.org/apps/ccs/verify/>

Enter this code: 12E364-5BCDAPAA