

Bredfeldt, Erik A.

From: Jordan Finkelman <jordanf@htgf.com>
Sent: Tuesday, November 10, 2020 10:47 AM
To: Bredfeldt, Erik A.
Cc: Brecken, Kara C; Wachtel, John S.; Jason Larson
Subject: RE: HTG Land Contract for Affordable Housing Application
Attachments: FARBAR Contract - City as Seller 11-10-2020.doc

Good morning Eric,

Thanks for being patient with me. It's been a crazy time – working full weekends for the application deadline coming up shortly. See attached for the redline contract reflecting all the changes below.

- HTG Address: 3225 Aviation Ave, 6th Floor, Coconut Grove, FL 33133
- Section 8(B)(2): A critter study is looking for any environmentally protected species such as gopher tortoises, sand skinks among others.
- Section 13: we need to be able to assign the contract to an affiliated entity without consent of the seller per the state's requirements.
- Section 21: we need specific performance to be eligible for state funding.

Let me know if you have any questions or concerns.

Respectfully,



Jordan Finkelman
Assistant Vice President of Development
 jordanf@htgf.com
 O 305.860.8188 x219 | D 786.347.4520
 3225 Aviation Avenue | 6th Floor
 Coconut Grove, FL 33133

This message and its contents are confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.

From: Bredfeldt, Erik A. <bredfeldea@cityofgainesville.org>
Sent: Tuesday, November 10, 2020 9:33 AM
To: Jordan Finkelman <jordanf@htgf.com>
Cc: Brecken, Kara C <BreckenKC@cityofgainesville.org>; Wachtel, John S. <wachteljs@cityofgainesville.org>
Subject: FW: HTG Land Contract for Affordable Housing Application

Jordan...think this is the last version with your mark ups and the attorney's...prior to this moving forward with HCD's local contribution process I thought the two pending issues were; 1) Section 13, assignability which was confirmed as being at the discretion of the Seller, meaning Management; and 2) then Section 21, the Default language which there was a conversation on regarding performance (seemed like the last thing I saw was that this was checked with City Attorney's Office and they were good with it)...other things I say which are more minor;

Need HTG address in first paragraph;
 In Section 8(B)(2)...what is a critter study?