

Board of County Commissioners

Agenda Request

Date of Meeting: April 16, 2024

Date Submitted: March 28, 2024

To: Honorable Chairman and Members of the Board

From: Edward J. Dixon, County Administrator
Sonya D. Burns, Housing Coordinator

Subject: Approval and Signatures for Satisfaction of Special Assessment Lien

Statement of Issue:

This agenda item is presented to the Board for approval and signatures to satisfy the Special Assessment Lien between the Gadsden County SHIP/Emergency Repair Program.

Background:

The loan is funded by the State Housing Initiative Partnership (SHIP) Program through the State of Florida or the Gadsden County Board of County Commissioners and does not require repayment. Repayment of the loan, when required, is based upon the prorated principal balance for the term of the loan that has not expired. The Owner and the Gadsden County Community Development SHIP Housing Programs have agreed that the owner shall remain in the house for a full (10) ten-year period or (5) five-year period at no annual rate of interest and once the (10) ten-year period or (5) year period is completed, the lien would be forgiven and satisfied. The homeowner(s) are required to pay the fees to have the lien recorded and the Clerk of Courts office and the Community Development office will provide them with a copy of the recorded document and keep the original in the homeowner's file.

Analysis:

As agreed, upon by the Owner(s) Teresa Peck, Lynn Maxwell, and the Gadsden Emergency Repair Housing Program, the owners have fully conveyed with the terms of the two-year period. The lien is due to be forgiven and satisfied.

Fiscal Impact:

None.

Options:

1. Approve the Lien Satisfaction and authorize the Chairman to sign all related documents.
2. Do not approve.
3. Board direction.

County Administrator's Recommendation:

Option 1.

Attachments:

- Housing Rehabilitation Payoff Letter
- Housing Rehabilitation Lien Satisfaction

COMMISSIONERS:

ERIC F. HINSON
District 1
JEFFERY MOORE
District 2
KIMBLIN NESMITH
District 3
BRENDA A. HOLT
District 4
RONTERIOUS GREEN
District 5



Edward J. Dixon
County Administrator

Clayton Knowles
County Attorney

Board of County Commissioners

GADSDEN COUNTY GOVERNMENTAL COMPLEX

STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM (SHIP)

February 26, 2024

RE: Teresa Peck and Norma Lynn Maxwell O.R. Book 940 PG 1572

Gadsden County does not offer subordination of housing liens. The total amount of payoff is \$5,750.00. Payment(s) can be made by check or money order payable to Gadsden County Board of County Commissioners.

The said lien is for a two (2) year term that commenced on August 23, 2023. A Satisfaction of Lien will be prepared for approval and signatures once funds have been received. An executed copy will be mailed/mailed to all parties once received.

It will be the responsibility of the homeowner to pay a fee of \$10.00 for recording of the Satisfaction of Lien with the Clerk of Courts.

Respectfully,

Sonya Burns
SHIP Housing Coordinator

/Peck/Maxwell File

TERESA J. PECK
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850-532-4495

SATISFACTION OF EMERGENCY REPAIR HOUSING AGREEMENT

THE GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS, QUINCY, FLORIDA, the holder of that certain Housing Rehabilitation Agreement and Special Assessment Lien dated: August 23, 2023, by and between Teresa Peck & Lynn Maxwell, as the Owner-Occupant, and the said GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS, QUINCY, FLORIDA, by through and as its HOUSING REHABILITATION PROGRAM, which said lien is recorded in Official Records Book: O.R. 940 PAGE 1572 of the public records of Gadsden County, Florida do hereby on this 27th day of March 2024, acknowledge full payment of said lien and authorize Clerk to cancel the same record.

GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS, GADSDEN COUNTY, FL

Chairman, Board of County Commission
Gadsden County, Florida

ATTEST:

Clerk of Gadsden County and Auditor of the
Board of County Commissioners

STATE OF FLORIDA
COUNTY OF GADSDEN

The foregoing instrument was acknowledged before me this 16TH day of April, A.D. 2024, by Ronterious (Ron) Green and Nicholas Thomas, the Chairman and Deputy Clerk respectively, of Gadsden County, Florida

Notary Public