

Action Plan

Grantee: Pompano Beach, FL

Grant: B-11-MN-12-0024

LOCCS Authorized Amount:	\$ 1,500,572.00
Grant Award Amount:	\$ 1,500,572.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 1,742,799.87
Total Budget:	\$ 3,243,371.87

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Response: The determination that Census Tracts 108.00 and 302.00 are the areas of greatest need for the City of Pompano Beach is based on a broad array of data and indicators. Firstly, these tracts are identified by HUD as having a need score of 19.62 and 20.00. Among 7,370 total residential units, 20.75% are delinquent and with a total of 1,315 delinquent properties, ranking these highest among other Census Tracts in the City. The percentages of housing units with a high cost mortgage from 2004 to 2007 are 37.5% (CT 108.00) and 31.1% (CT 302.0). The percentages of housing units 90 or more days delinquent or in foreclosure are 21.7% (CT 108) and 18.55% (CT 302). Furthermore, in the month of December 2010 alone there were 62 foreclosures. There are 662 vacancies and the average age of the homes is 37 years and there are 457 homes for sale with only 287 being sold in the prior three months. Consequently, sales and values are taking a direct hit with housing sales have declining from 635 in Q3 2005 to 250 in Q3 2010 and housing values plummeting from \$225,000 in Q1 to \$68,000 currently.

Sources:

<http://www.realtytrac.com/>
<http://www.city-data.com/>
<http://www.zillow.com/>
<http://www.coldwellbanker.com/>

How Fund Use Addresses Market Conditions:

Response: Although the City's initial target area included Census Tracts 108.00 and 302.00, the area was very large and included the majority of the City limits. However, the actual implementation was more focused with the majority (over 90%) of activity and funding occurring in Census Tract 108.00 and 302.00. The need is still the greatest in these specific Census Tracts. Therefore, the entire NSP 3 Program will be implemented in these two (2) Census Tracts 108.00 and 302.00.

Our goal for NSP 3 is to increase homeownership in Census Tracts 108.00 and 302.00 and leverage opportunities for private lending through first mortgages supported by NSP 3 silent second mortgages.

Ensuring Continued Affordability:

The City of Pompano Beach will ensure long term affordability through the use of a Restrictive Covenant Agreement that will be recorded against the property. If an owner who has been assisted through this program transfers or causes an encumbrance to the title of the property before the affordability period expires, the assistance provided by the City will be subject to recapture. The City will annually monitor all those assisted with NSP funds during the affordability period to ensure that the specified units are affordable and that the property(s) continue to meet minimum housing quality standards.

In addition, some properties receiving NSP funding will be secured by a recorded mortgage on the property, in favor of the City.



When the City sells a home to an eligible homebuyer, a portion of the mortgage will be assumed by the applicant as acquisition financing. The City of Pompano Beach will use an affordability period that meets the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254.

Definition of Blighted Structure:

Any structure unfit for use, habitation, or dangerous to persons or other property. In addition, a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare. This includes structures showing evidence of physical decay or neglect, excessive use, or lack of maintenance.

Definition of Affordable Rents:

"Affordable rents" is defined as the fair market rent for the area or the high HOME rent, whichever is lower. When there are five or more assisted units in the development, at least 20% of the assisted units must be initially occupied by very low income families and the rent may not exceed the low HOME rent or, if the unit receives federal rent subsidy and the family does not pay more than 30% of their income for rent, the rent allowable under the public housing or tenant based voucher program. Families will not pay a rent that does not exceed 30% of the family's adjusted income; whose annual income equal 50% of the median income.

Housing Rehabilitation/New Construction Standards:

All housing that requires rehabilitation must meet local building codes including the Florida Building Code (2004), and ordinances pertaining to providing housing that is decent, safe, sanitary, and fit for habitation. The City of Pompano Beach's Written Rehabilitation Standards will be used to describe in detail the specifications for the rehabilitation work needed to bring substandard housing into compliance with the City's Ordinances, which defines the minimum housing code for the City of Pompano Beach. In addition, we are adopting HUD recommended standard for green energy as follows: -All gut rehabilitation or new construction (i.e., general replacement of the interior of the building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential building up to three stories must be designed meet the standard for Energy Star Qualified New Homes. All gut rehabilitation or new construction of mid –or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily building piloted by the Environmental Protection Agency and the Department of Energy). Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products. Water efficient toilets, showers, and faucets, such as those with the Water Sense label, must be installed. Where relevant, the housing should be improved to mitigate the impact of disasters (e.g., earthquake, hurricane, flooding, fires).

Vicinity Hiring:

Pursuant to current policy of the City of Pompano Beach pertaining to the implementation and enforcement of Section 3 Requirements for all our HUD Programs including NSP1 & 3 we perform the following:

- Notify all our sub-recipients and contractors of the requirements of Section 3 and their reporting responsibilities.
- Require all contracts with sub-recipients and contractors to include language specifically addressing the Section 3 Requirements.
- We gather and report all activities pertaining to Section 3 and submit our Annual Report to HUD.
- We conduct regular Workshops on Section 3 Requirements to promote and enhance our activity in this area. A Workshop will be conducted on March 10, 2011 (tomorrow) from 9am until 12 noon, including a section on explaining Section 3 Requirements to prospective CDBG and HOME prospective applicants.
- We strongly encourage the development and expansion of Section 3 Businesses in our target areas.

Procedures for Preferences for Affordable Rental Dev.:

"Affordable rents" is defined as the fair market rent for the area or the high HOME rent, whichever is lower. When there are five or more assisted units in the development, at least 20% of the assisted units must be initially occupied by very low income families and the rent may not exceed the low HOME rent or, if the unit receives federal rent subsidy and the family does not pay more than 30% of their income for rent, the rent allowable under the public housing or tenant based voucher program.

Families will not pay a rent that does not exceed 30% of the family's adjusted income; whose annual income equal 50% of the median income.

Grantee Contact Information:

City of Pompano Beach, Office of Housing and Urban Improvement
100 W. Atlantic Blvd, Suite 220
Pompano Beach, FL 33060
954-786-4659 Phone
www.pompanobeachfl.gov
Miriam Carrillo, Director
Miriam.carrillo@copbfl.com



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
003	Administration	125.587.Adm	NSP3 Administration - SFR
9999	Restricted Balance	<i>No activities in this project</i>	
NSP3-RLF (RLF)	RLF ACQUISITION, REHAB & SALE	NSP3 - RLF Admin	RLF - Admin
		RLF3	NSP3-RLF
NSP3.001	Acquisition, Rehab & Resell	NSP3.128	Acquisition, Rehab & Resell (LMMI)
NSP3.002	Acquisition, Rehab, Resell LH25%	125.587.LH25	SFR-Acquisition, Rehab, Resell LH25%
NSP3.003	New Construction-LMMI	128.587.NEWCON.LMMI	New Construction-LMMI
NSP3.004	New Construction-LH25%	128.587.NEWCON.LH25	New Construction-LH25



Activities

Project # / Title: 003 / Administration

Grantee Activity Number: 125.587.Adm
Activity Title: NSP3 Administration - SFR

Activity Type:

Administration

Project Number:

003

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 256,588.03

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 256,588.03

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pompano Beach √ Office of Housing and Urban Improvement

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pompano Beach √ Office of Housing and Urban Improvement

Organization Type

Local Government

Proposed Budget

\$ 256,588.03

Location Description:



Specifically the NSP 3 funds and services will be delivered in Census Tract 108.00 (Pompano Highlands Neighborhood) and Census Tract 302.00 (Collier-Manor Cresthaven Neighborhood).

Activity Description:

NSP 3 Program Administration funds will be utilized to pay reasonable and necessary expenses of implementing Activity #1, Acquisition, Rehab and Resell, including select City staff salaries and overhead and the engagement of a seasoned consulting firm to provide technical assistance, support and advice.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP3-RLF / RLF ACQUISITION, REHAB & SALE (RLF)

Grantee Activity Number: NSP3 - RLF Admin
Activity Title: RLF - Admin

Activity Type:

Administration

Project Number:

NSP3-RLF (RLF)

Projected Start Date:

11/09/2017

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

RLF ACQUISITION, REHAB & SALE

Projected End Date:

11/09/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 27,118.85

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 27,118.85

Benefit Report Type:

NA



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Pompano Beach ζ Office of Housing and Urban Improvement

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pompano Beach ζ Office of Housing and Urban Improvement

Organization Type

Local Government

Proposed Budget

\$ 27,118.85

Location Description:

100 W Atlantic Boulevard, Room 220
Pompano Beach, FL 33060

Activity Description:

General administration of the revolving loan fund activity

Environmental Assessment: EXEMPT

Environmental Reviews: None



Grantee Activity Number: RLF3
Activity Title: NSP3-RLF

Activity Type:

Acquisition - general

Project Number:

NSP3-RLF (RLF)

Projected Start Date:

10/08/2012

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

RLF ACQUISITION, REHAB & SALE

Projected End Date:

06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	4		4	100.00
# of Households	4		4	100.00
# of Permanent Jobs Created	1	1		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

4

4

4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pompano Beach ζ Office of Housing and Urban Improvement

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pompano Beach ζ Office of Housing and Urban Improvement

Organization Type

Local Government

Proposed Budget

\$ 347,995.00



Location Description:

This activity will be carried out in the target areas as referenced in Section A – Areas of Greatest Need. After analysis within the target area, specific properties will be evaluated. Factors may include elements such as block location, amount of rehabilitation, ownership, and other criteria affecting costs.

Activity Description:

The City's Office of Housing and Urban Improvement (OHUI) will use NSP revolving loan funds as a vehicle for the additional financing of Activities 125.587.Adm, NSP3.128, 125.587.LH25 and 128.587.NEWCON.LMMI. A single revolving loan fund (with a set of accounts that are independent of other program accounts) will be established so that repayments and sales proceeds from these NSP-eligible activities can be used for that purpose.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP3.001 / Acquisition, Rehab & Resell

Grantee Activity Number: NSP3.128
Activity Title: Acquisition, Rehab & Resell (LMMI)

Activity Type:

Acquisition - general

Project Number:

NSP3.001

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

Acquisition, Rehab & Resell

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,962,468.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,962,468.35

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Parcels acquired voluntarily	3
# of Properties	3

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pompano Beach ζ Office of Housing and Urban Improvement

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pompano Beach ζ Office of Housing and Urban Improvement	Local Government	\$ 1,962,468.35

Location Description:

Specifically the NSP 3 funds and services will be delivered in Census Tract 108.00 (Pompano Highlands Neighborhood) and Census Tract 302.00 (Collier-Manor Cresthaven Neighborhood).

Activity Description:

The City will Acquire, Rehab and Resell to income eligible person's nine (9) housing units within these two (2) neighborhoods. Six (6) of these housing units will be sold with substantial subsidies to persons at or below 51%-120%AMI.

The average cost of each housing unit will be \$150,000 (based on our experience with NSP 1) for a total activity expense of \$900,401. Each housing unit will carry a recorded silent second mortgage with a 0% interest rate for a forgiveness period of over 20 years.

All homebuyers will be provided eight (8) hours of Housing Counseling Services.

Since the NSP 3 funds will be utilized for resale properties, there will be no procurements for rental housing.

All agreements with local contractors for rehab activity will contain a clause strongly encouraging the hiring of employees who reside in the vicinity of the Census Tracts 108.00 and 302.00.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Project # / Title: NSP3.002 / Acquisition, Rehab, Resell LH25%

Grantee Activity Number: 125.587.LH25
Activity Title: SFR-Acquisition, Rehab, Resell LH25%

Activity Type:

Acquisition - general

Project Number:

NSP3.002

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

Acquisition, Rehab, Resell LH25%

Projected End Date:

04/30/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 616,390.45

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 616,390.45

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00
# of Permanent Jobs Created	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Parcels acquired voluntarily	3
# of Properties	3



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pompano Beach & Office of Housing and Urban Improvement

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Pompano Beach & Office of Housing and Urban Improvement	Local Government	\$ 616,390.45

Location Description:

Specifically the NSP 3 funds and services will be delivered in Census Tract 108.00 (Pompano Highlands Neighborhood) and Census Tract 302.00 (Collier-Manor Cresthaven Neighborhood).

Activity Description:

The City of Pompano Beach, Florida will utilize their Office of Housing and Urban Improvement under the leadership of its Director Miriam Carrillo, along with the services of a seasoned consulting firm for the implementation of its NSP 3 grant funding.

The NSP 3 activities will be focused like a laser on two (2) specific neighborhoods, which border each other in two (2) Census Tracts. The Pompano Highlands Neighborhood is located in the Southern portion of Census Tract 108.00. The Collier-Manor Cresthaven Neighborhood is located on the Northern border of Census Tract 302.00. The two (2) Census Tracts are contiguous.

The City will Acquire, Rehab and Resell to income eligible person's nine (9) housing units within these two (2) neighborhoods. Three (3) of these housing units will be sold with substantial subsidies to persons at or below 50% AMI.

The average cost of each housing unit will be \$150,000 (based on our experience with NSP 1) for a total activity expense of \$450,171. Each housing unit will carry a recorded silent second mortgage with a 0% interest rate for a forgiveness period of over 20 years.

All homebuyers will be provided eight (8) hours of Housing Counseling Services.

Since the NSP 3 funds will be utilized for resale properties, there will be no procurements for rental housing.

All agreements with local contractors for rehab activity will contain a clause strongly encouraging the hiring of employees who reside in the vicinity of the Census Tracts 108.00 and 302.00.

Environmental Assessment: UNDERWAY

Environmental Reviews: None

Project # / Title: NSP3.003 / New Construction-LMMI



Grantee Activity Number: 128.587.NEWCON.LMMI
Activity Title: New Construction-LMMI

Activity Type:

Construction of new housing

Project Number:

NSP3.003

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Completed

Project Title:

New Construction-LMMI

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 171,661.35

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 171,661.35

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
1		1	100.00
1		1	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pompano Beach ; Office of Housing and Urban Improvement

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Pompano Beach ; Office of Housing and Urban Improvement

Organization Type

Local Government

Proposed Budget

\$ 171,661.35

Location Description:



NSP3 funds and services will be delivered in census tract 108.00 and census tract 302.00.

Activity Description:

The city will acquire vacant land and build new single family housing to be sold to persons with income at or below 120% AMI.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: NSP3.004 / New Construction-LH25%

Grantee Activity Number: 128.587.NEWCON.LH25
Activity Title: New Construction-LH25

Activity Type:

Construction of new housing

Project Number:

NSP3.004

Projected Start Date:

05/01/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Completed

Project Title:

New Construction-LH25%

Projected End Date:

04/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 209,144.84

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 209,144.84

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00



Proposed Accomplishments

Total

of Singlefamily Units

1

of Housing Units

1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Pompano Beach ç Office of Housing and Urban Improvement

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget

City of Pompano Beach ç Office of Housing and Urban Improvement

Local Government

\$ 209,144.84

Location Description:

Acquisition of vacant lots for the development of single family housing.

Activity Description:

The city will acquire vacant land and build new single family housing to be sold to persons with income at or below 80% AMI.

Environmental Assessment:

COMPLETED

Environmental Reviews:

None

Action Plan Comments:

Reviewer -

Grantee indicated budget revisions were made to increase and/or decrease budgets for applicable activities to reflect increase to PI/RL Funds to \$1,062,710.00 in anticipation of selling 1 house before 09/30/2015. Decreased RLF Acquisition, Rehab & Resell to \$0.00 to pay the General Fund back before establishing an RLF. Increased Acquisition, Rehab, Resell LH25% to \$756,042.64, and increased New Construction-LMMI to \$234,953.84. Action plan being approved. NEC 9/8/2015



- Reviewer - Changes were made to the plan based City's reconciliation of NSP expenditures by property address to the appropriate DRGR Activities in preparation for NSP closeout. Changes were also made based on Program Income Receipts of \$362,966.17 during the first Quarter of Fiscal Year 2016. AP revisions approved. 3/8/16
NEC
- Reviewer - Grantee revised Action Plan to reconcile DRGR with the General Ledger pursuant to a final closeout of 25.67% for low income 50% on an expenditure base of \$3,216,253.02 for the following activities:
- NSP3.001 becomes \$1,962,468.35 from \$1,709,679.55
 NSP3.002 becomes 616,390.45 from 748,291.69
 NSP3.003 becomes 171,661.35 from 166,190.02
 NSP3.004 becomes 209,144.84 from 0.00
 No other changes noted. NEC 3/23/17
- Reviewer - Grantee made changes to the AP as per F/O in order for final QPR to reflect actual program income, expenditures, obligations, and draw data. In addition grantee updated those activities reflected as underway to completed. Action Plan changes being approved in order for grantee to submit final QPR. NEC 11/13/2017

Action Plan History

Version	Date
B-11-MN-12-0024 AP#1	04/18/2011
B-11-MN-12-0024 AP#2	04/03/2012
B-11-MN-12-0024 AP#3	07/24/2013
B-11-MN-12-0024 AP#4	10/29/2013
B-11-MN-12-0024 AP#5	07/15/2014
B-11-MN-12-0024 AP#6	07/17/2014
B-11-MN-12-0024 AP#7	07/23/2014
B-11-MN-12-0024 AP#8	01/26/2015
B-11-MN-12-0024 AP#9	09/08/2015
B-11-MN-12-0024 AP#10	10/02/2015
B-11-MN-12-0024 AP#11	03/08/2016
B-11-MN-12-0024 AP#12	03/22/2017
B-11-MN-12-0024 AP#13	11/13/2017

