



ECG Ridge Road, LP  
1030 16<sup>th</sup> Avenue South, Suite 500  
Nashville, TN 37212

April 1, 2024

Mr. Mike Rogers, Chairman  
Housing Finance Authority of Leon County  
301 South Monroe Street  
Tallahassee, FL 32301

**Re: Ridge Road (RFA 2021-205 (2022-190S) / 2021-517C) Ownership Change Request**

Dear Mr. Rogers:

ECG Ridge Road, LP (the “Partnership”) received an award of SAIL funding, CHIRP funding, and 4% LIHTCs under RFA 2021-205 and the 2022 CHIRP ITP for the Ridge Road project (the “Project”). The Project successfully achieved a financial closing (including SAIL loan closing) on March 1, 2023 and is currently under construction.

The Partnership is now requesting approval of a non-material change (less than 33.3 percent) to the composition of the General Partner of the Applicant, ECG Ridge Road GP, LLC (the “GP”), and to the Developer, ECG Ridge Road Developer, LLC (the “Developer”). A description of the proposed change is outlined herein.

RFA 2021-205 provides that “a material change shall mean 33.3 percent or more of the Applicant, a general partner of the Applicant, or a non-investor member of the Applicant, and a non-material change shall mean less than 33.3 percent of the Applicant, a general partner of the Applicant, or a non-investor of the Applicant . . . After loan closing, (a) any material change will require review and approval of the Credit Underwriter, as well as approval of the Board prior to the change, and (b) any non-material change will require review and approval of the Corporation, as well as approval of the Board prior to the change . . . The Applicant must comply with Principal disclosure requirements outlined in Rule Chapter 67-48, F.A.C. for the duration of the Compliance Period.”

[continued on next page]

Mr. Mike Rogers

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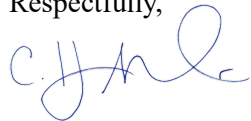
Proposed Redistribution of Interests

	<b>GP Existing</b>	<b>GP Proposed</b>	<b>Developer Existing</b>	<b>Developer Proposed</b>
<b>Big Bite 2022 Trust</b>	22.4028%	15.78%	22.4028%	15.78%
<b>BRW Family 2022 Trust</b>	22.4028%	15.78%	22.4028%	15.78%
<b>RCS 2022 Trust</b>	8.4%	5.92%	8.4%	5.92%
<b>Nelson Family 2022 Trust</b>	22.3844%	15.77%	22.3844%	15.77%
<b>Joseph Horowitz</b>	2.5%	2.5%	2.5%	2.5%
<b>Canary Ventures Trust</b>	8.4%	5.92%	8.4%	5.92%
<b>John Shepard</b>	10%	20%	10%	20%
<b>Mark McCord</b>	2.5%	2.5%	2.5%	2.5%
<b>Cochrane Jamison</b>	1%	1%	1%	1%
<b>C. Hunter Nelson</b>	0.01%	0.01%	0.01%	0.01%
<b>Elmington Affordable, LLC</b>	0%	14.82%	0%	14.82%

The combined redistribution of ownership interests totals 24.82% deducted from some owners and added to other owners, including the admission of a new member, Elmington Affordable, LLC, which is an entity wholly owned by some of the existing members and/or their trustees or beneficiaries. This change is being requested to reflect and give effect to a business agreement among the members. There are no members to be removed from either the GP or the Developer under this request. Enclosed herein is an updated Principal Disclosure form reflecting the proposed redistribution of interests.

Thank you for your consideration, and please let me know if you have any questions about our requests.

Respectfully,



C. Hunter Nelson  
Managing Member  
ECG Ridge Road GP, LLC

Enclosure







## Principal Disclosures for the Developer

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

ECG Ridge Road Developer, LLC

### First Principal Disclosure Level:

ECG Ridge Road Developer, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal identified
1.	Member	Big Bite 2022 Trust	Trust
2.	Member	BRW Family 2022 Trust	Trust
3.	Member	RCS 2022 Trust	Trust
4.	Member	Nelson Family 2022 Trust	Trust
5.	Member	Joseph Horowitz	Natural Person
6.	Member	Canary Ventures Trust	Trust
7.	Member	John Shepard	Natural Person
8.	Member	Mark McCord	Natural Person
9.	Member	Cochrane Jamison	Natural Person
10.	Managing Member	C. Hunter Nelson	Natural Person
11.	Member	Elmington Affordable, LLC	Limited Liability Company
12.	<Select an option>		<Select an option>
13.	<Select an option>		<Select an option>
14.	<Select an option>		<Select an option>
15.	<Select an option>		<Select an option>
16.	<Select an option>		<Select an option>
17.	<Select an option>		<Select an option>
18.	<Select an option>		<Select an option>
19.	<Select an option>		<Select an option>
20.	<Select an option>		<Select an option>

### Second Principal Disclosure Level:

ECG Ridge Road Developer, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<u>1. (Big Bite 2022 Trust)</u>	Trustee	Cary Rosenblum	Natural Person
<u>1. (Big Bite 2022 Trust)</u>	Beneficiary	Cary Rosenblum	Natural Person
<u>1. (Big Bite 2022 Trust)</u>	Beneficiary	Jennifer Rosenblum	Natural Person
<u>1. (Big Bite 2022 Trust)</u>	Beneficiary	Elijah Rosenblum	Natural Person
<u>1. (Big Bite 2022 Trust)</u>	Beneficiary	Sophie Rosenblum	Natural Person
<u>2. (BRW Family 2022 Trust)</u>	Trustee	Ben Brewer	Natural Person
<u>2. (BRW Family 2022 Trust)</u>	Beneficiary	Ben Brewer	Natural Person
<u>2. (BRW Family 2022 Trust)</u>	Beneficiary	Jennifer Wells Brewer	Natural Person
<u>2. (BRW Family 2022 Trust)</u>	Beneficiary	Anna Wells Brewer	Natural Person
<u>2. (BRW Family 2022 Trust)</u>	Beneficiary	Benjamin McAdoo Brewer	Natural Person
<u>2. (BRW Family 2022 Trust)</u>	Beneficiary	Betsy Marie Brewer	Natural Person
<u>3. (RCS 2022 Trust)</u>	Trustee	Ryan Seibels	Natural Person
<u>3. (RCS 2022 Trust)</u>	Beneficiary	Ryan Seibels	Natural Person
<u>3. (RCS 2022 Trust)</u>	Beneficiary	Mary Katherine Seibels	Natural Person
<u>3. (RCS 2022 Trust)</u>	Beneficiary	Anne Hartley Seibels	Natural Person











