



ECG Ridge Road, LP
1030 16th Avenue South, Suite 500
Nashville, TN 37212

August 13, 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.

In order to accomplish business planning objectives, the Partnership is requesting approval of a change to the membership of Elmington Affordable, LLC, which is a member of the General Partner of the Applicant entity as well as a member of the Developer entity. The proposed change would replace four of the current members with trusts, of which the existing members, along with several family members, would be trustees and beneficiaries.

There are no Natural Persons to be added or removed from the Principal Disclosure Form as a result of this requested change.

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.”

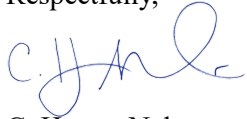
Enclosed are the existing and proposed Principal Disclosure Forms as well as existing and proposed organizational charts. In addition to the change requests outlined herein we have (i) updated the married

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name of one of the individuals identified in the Principal Disclosure Forms (Audrey Dieterich nee Sohr) and (ii) removed all trust beneficiaries who are under the age of 18 for ease of review and pursuant to subsections FAC 67-48.002(93) and 67-21.002(85) and Section C.3 of the Florida Housing Finance Corporation (Corporation) Continuous Advance Review Process for Disclosure of Applicant and Developer Principals.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "C. Hunter Nelson".

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

Enclosure

Approved Principal Disclosure Form

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

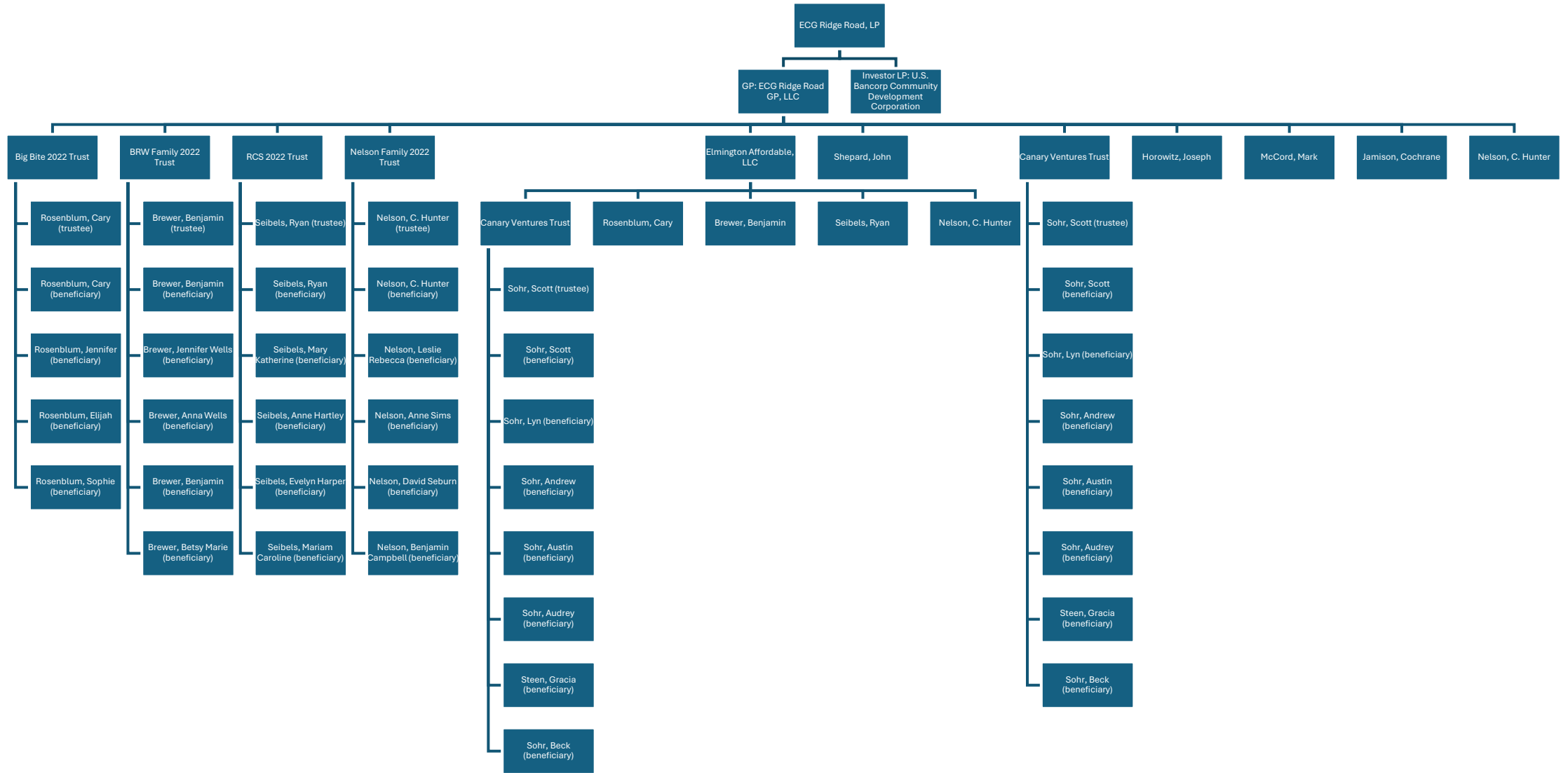
Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal identified
<u>1. (Big Bite 2022 Trust)</u>	1.A. Trustee	Cary Rosenblum	Natural Person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

Proposed Revised Principal Disclosure Form

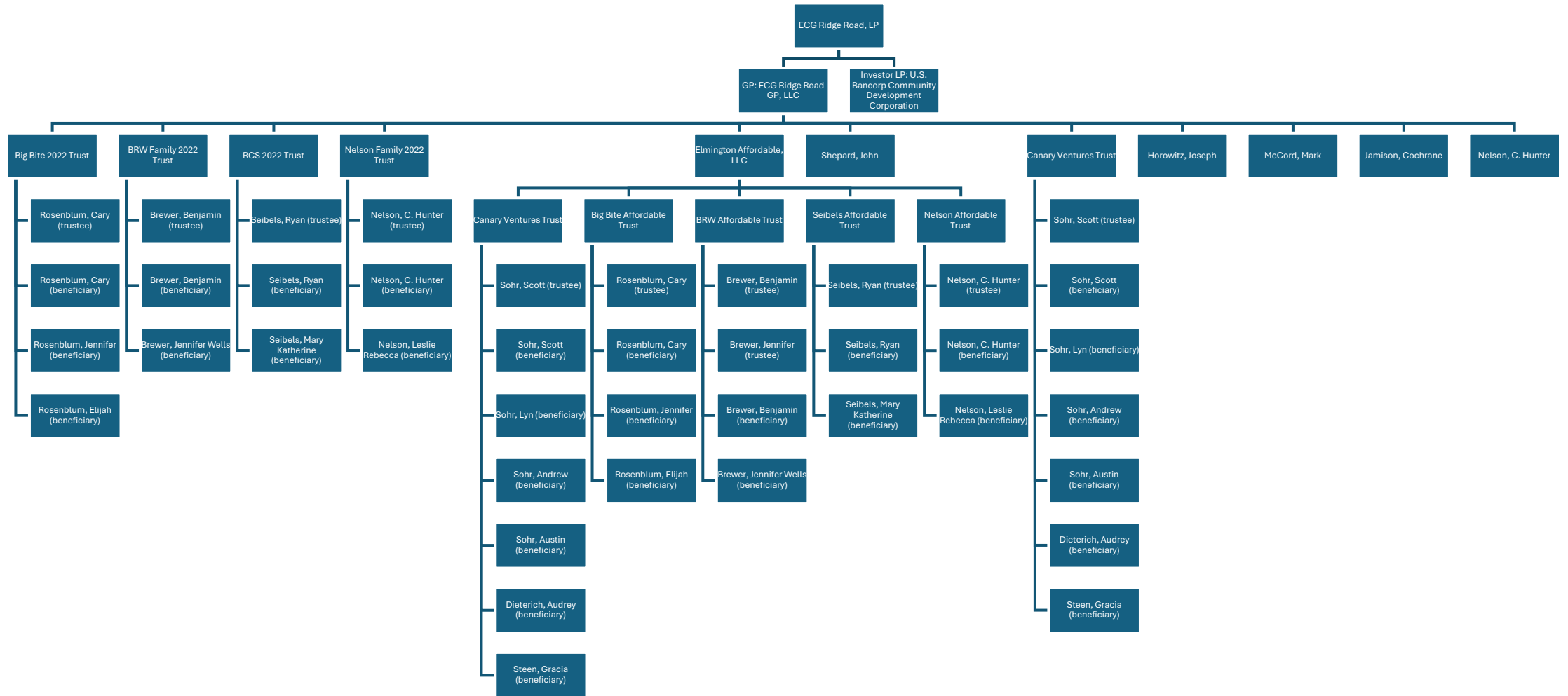
See enclosed Excel file

Existing and Proposed Revised Organizational Charts

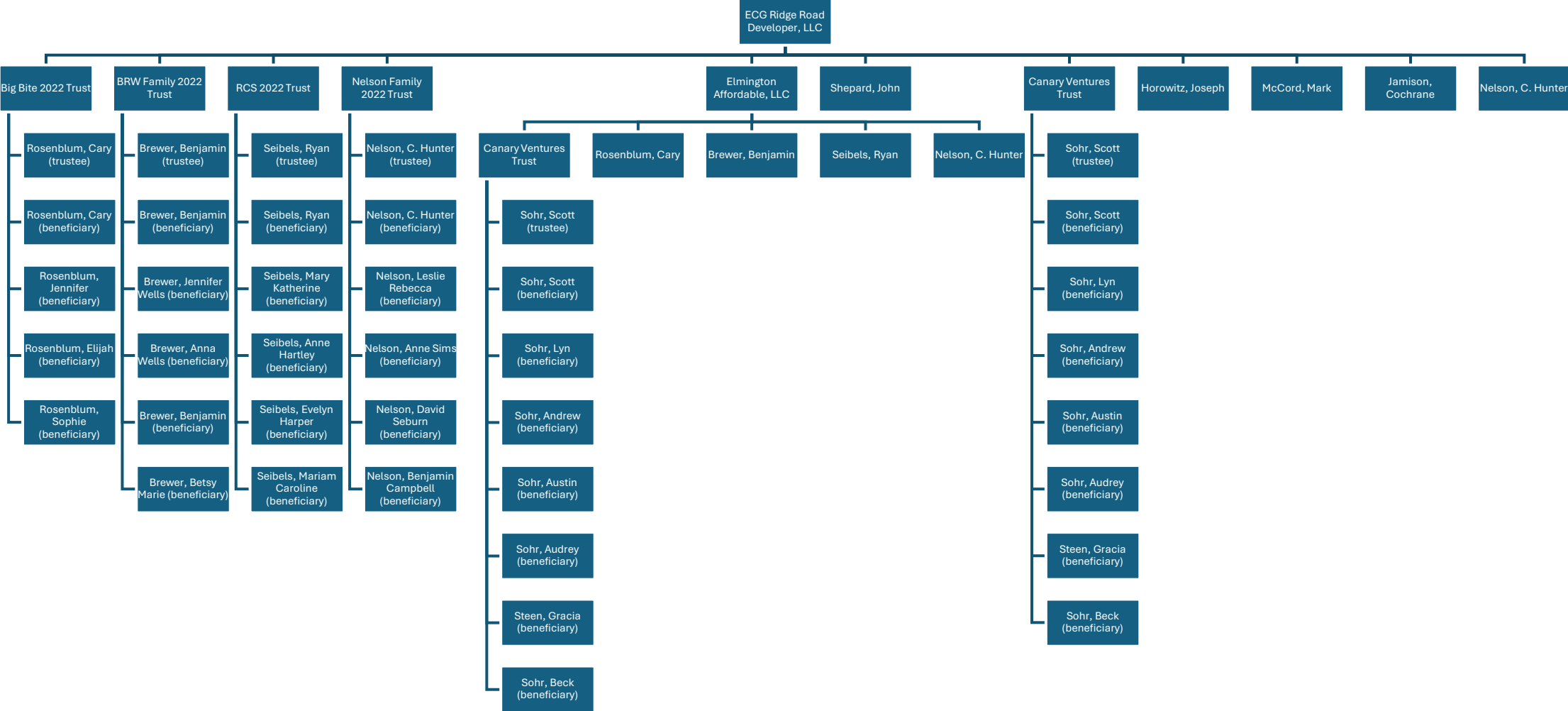
Applicant entity - existing



Applicant entity - proposed



Developer entity - existing



Developer entity - proposed

