



The Florida Development Finance Corporation is a special development financing authority created in 1993 under Section 288, Part X, in the Florida Statutes.

Our Purpose

Provide access to capital, promote the advancement of business, and encourage economic development in the State of Florida.

Our Mission

Provide cost-effective financing to support for-profit and not-for-profit business activity by collaborating with Florida's financial services industry and local development organizations.

What kind of Projects do we finance?

-  Manufacturing
-  Water Facilities
-  501 (C) 3 Charitable Organizations
-  Charter Schools
-  Sustainable Designs
-  Sewage Facilities
-  Health Care
-  FL Statute 163.08 Qualified Improvements

Our Financing

The FDFC is a conduit issuer of state-wide bond financing for qualifying business and organizations. Conduit bonds are issued to make loans to entities other than state or local governments.

Financing Options

Tax-Exempt Bond Financing

Tax-exempt bonds are issued and sold by a governmental entity, the "issuer" (such as the FDFC). The bonds are purchased by a bank or investor(s). The proceeds from the sale of the bonds are then loaned to the entity, which uses the borrowed funds to finance certain capital projects. The interest on the bonds received by the investor is exempt from federal income tax. Tax-Exempt Bond Financing refers to the interest that investors receive on the bonds.

Commercial PACE

An innovative financing structure that makes it possible for owners of commercial, industrial, multifamily, and nonprofit properties to obtain low-cost, long-term financing for energy efficiency, renewable energy and wind hardening projects through a repayment in the form of annual assessments on the property's tax bill.

Commercial PACE Financing can lower cost of capital by reducing equity and sometimes eliminating mezzanine debt.

Why Choose FDFC?

✓ **Responsive**

We will work with your team of finance professionals to move through the bond approval process in a timely and efficient manner.

✓ **Lower Overall Cost**

FDFC has no annual issuance fees and is exempt from doc stamps fees on qualified transactions.

✓ **Access**

FDFC connects business to sources of capital through state-wide conduit issuances of taxable, tax-exempt bonds or Commercial PACE Capital providers.

✓ **Lower Rates**

Tax-exempt bonds generally offer lower interest rates because banks and investors are willing to accept a lower interest rate when they do not have to pay tax on the interest they receive on the bonds.

✓ **Longer Terms**

The FDFC is able to offer terms up to 35 years on tax-exempt or taxable financing and 30 years on Commercial Property Assessed Clean Energy Financing

Getting Started

- ✓ Determine capital needs.
- ✓ Create a financial model to determine how much debt can be supported with cashflows.
- ✓ Engage FDFC to discuss project and financing options.
- ✓ Engage a financing team that includes a financial advisor or investment banker, bond counsel, corporate counsel, trustee, etc.
- ✓ Apply to the FDFC Financing Program.

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Over the last 10 years, FDFC-issued bonds were projected to create over 8,900 full time jobs and over 240 part-time jobs.

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Exempt from Doc Stamps.

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MAXIMUM TERM OF TAX-EXEMPT FINANCING IS 35 YEARS.

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To date, the FDFC has issued over \$211 million in private activity bonds for 70 small manufacturers in the State of Florida.

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