

**\*\*FLORIDA PUBLIC SERVICE COMMISSION\*\***

**DIVISION OF REGULATORY OVERSIGHT  
CERTIFICATION SECTION**

**APPLICATION FORM FOR AUTHORITY TO PROVIDE  
SHARED TENANT SERVICE  
WITHIN THE STATE OF FLORIDA**

**INSTRUCTIONS**

010921-TS

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This form is used as an application for an original certificate or for approval of the assignment or transfer of an existing certificate. In the case of an assignment or transfer, the information provided shall be for the assignee or transferee. No fee applies for approval of the assignment or transfer of an existing certificate to another certificated company.

Print or type all responses to each item requested in the application. If an item is not applicable, please explain.

Use a separate sheet for each answer which will not fit within the allotted space.

Once completed, submit the original and six (6) copies of this form and a non-refundable application fee of \$100.00 to:

**Florida Public Service Commission  
Division of Records and Reporting  
2540 Shumard Oak Blvd.  
Tallahassee, Florida 32399-0850  
(850) 413-6770**

NOTE: No filing fee is required for an assignment or transfer of an existing certificate to another company.

If you have questions about completing the form, contact:

**Florida Public Service Commission  
Division of Regulatory Oversight  
Certification Section  
2540 Shumard Oak Blvd.  
Tallahassee, Florida 32399-0850  
(850) 413-6480**

1. This is an application for (Check One):

**Original Certificate**

**Approval of Transfer of Existing Certificate**

Example: a non-certificated company purchases a certificated company and desires to retain the original certificate of authority.

**Approval of Assignment of Existing Certificate**

Example: a certificated company purchases a certificated company and desires to retain the certificate of authority of that company.

**Approval of transfer of control**

Example: a company purchases 51 % of a certificated company. The Commission must approve the new controlling entity.

2. Name of company or name of individual (not fictitious name or d/b/a):

HTG Services, L.L.C.

3. Name under which applicant will do business (fictitious name, etc.):

HTG Services, L.L.C.

4. Official mailing address (including street name & number, Post Office Box, City, State, and Zip code):

3225 Aviation Avenue  
Penthouse Suite  
Coconut Grove, Florida 33133



10. If using fictitious name d/b/a, provide proof of compliance with the fictitious name statute (Chapter 865.09, Florida Statutes) to operate in Florida:

(a) Florida Secretary of State Fictitious Name Registration Number:

11. If a limited liability partnership, provide proof of registration to operate in Florida:

(a) Florida Secretary of State Registration Number:

12. If partnership, provide name, title and address of all partners and a copy of the partnership agreement:

(a) Name:

Title:

Address:

City/State/Zip:

Telephone No.:

Fax No.:

Internet E-Mail Address:

Internet Website Address:

(b) Name:

Title:

Address:

City/State/Zip:

Telephone No.:

Fax No.:

Internet E-Mail Address:

Internet Website Address:

13. If a foreign limited partnership, provide proof of compliance with the foreign Limited partnership statute (Chapter 620.169, Florida Statutes):

(a) The Florida Registration Number:

14. Provide F.E.I. Number (if applicable):

HTG Services, L.L.C.'s F.E.I. Number is 65-1114317.

15. Who will bill for your services?

Name: HTG Services, L.L.C.  
Address: 3225 Aviation Avenue  
City/State/Zip: Coconut Grove, FL 33133  
Telephone No.: (305) 860-8188 Fax No.: (305) 860-8308

16. Who will serve as liaison to the Commission with regard to the following?

(a) The application:

Name: Kenneth G. Cassel  
Title: Vice President, Operations  
Address: 3225 Aviation Avenue  
City/State/Zip: Coconut Grove, FL 33133  
Telephone No.: (305) 860-8188 Fax No.: (305) 850-8308

Internet E-Mail Address: Kenc@housingtrustgroup.com

Internet Website Address:

(b) Official Point of Contact for ongoing company operations including complaints and inquiries:

Name: Kenneth G. Cassel  
Title: Vice President, Operations  
Address: 3225 Aviation Avenue  
City/State/Zip: Coconut Grove, FL 33133  
Telephone No.: (305) 860-8188 Fax No.: (305) 850-8308

Internet E-Mail Address: Kenc@housingtrustgroup.com

Internet Website Address:

(c) Complaint/Inquiries from Customers:

Name: Sharon Drinkard-Hawkshaw  
Title: Director of Administration; Housing Trust Group of Florida, L.C.C.  
Address: 3225 Aviation Avenue  
City/State/Zip: Coconut Grove, FL 33133  
Telephone No.: (305) 860-8188 Fax No.: (305) 860-1856  
Internet E-Mail Address: Sharonh@housingtrustgroup.com  
Internet Website Address:

17. List the states in which the applicant:

- (a) has applications pending to be certificated as a shared tenant service provider.

HTG Services, L.L.C. has no other applications pending to be certificated as a shared tenant service provider.

- (b) is certificated to operate as a shared tenant service provider.

HTG Services, L.L.C. is not certificated to operate as a shared tenant service provider in any jurisdiction.

- (c) has been denied authority to operate as a shared tenant service provider and the circumstances involved.

HTG Services, L.L.C. has never been denied authority to operate as a shared tenant service provider.

- (d) has had regulatory penalties imposed for violations of telecommunications statutes, rules, or orders and the circumstances involved.

HTG Services, L.L.C. has never had regulatory penalties imposed for violations of telecommunications statutes, rules, or orders.

- (e) has been involved in civil court proceedings with an interexchange carrier, local exchange company or other telecommunications entity, and the circumstances involved.

HTG Services, L.L.C. has never been involved in civil court proceedings with an Interexchange carrier, local exchange company or other telecommunications entity.

18. Indicate if any officers, directors, or any of the ten largest stockholders have previously been:

- (a) adjudged bankrupt, mentally incompetent, or found guilty of any felony or of any crime, or whether such actions may result from pending proceedings.

If so, provide explanation:

No officer, director, or stockholder of HTG Services, L.L.C. has ever been adjudged bankrupt, mentally incompetent, or found guilty of any felony or any crime, and no such actions may result from any pending proceedings.

- (b) Officer, director, partner or stockholder and any other Florida certificated telephone company. If yes, give name of company and relationship. If no longer associated with company, give reason why not.

No officer, director, or stockholder of HTG Services, L.L.C. has ever been an officer, director, partner or stockholder of any other Florida certificated telephone company.

19. Submit the following:

A. Managerial Capability

Give resumes of employees and officers of the company that would indicate sufficient managerial experiences of each.

See Attachment A.

B. Technical Capability

COMDIAL  
1180 Seminole Trail  
P.O. Box 7266  
Charlottesville, VA 22906-7266

Give resumes of employees and officers of the company that would indicate sufficient technical experience or indicate what company has been contracted to perform technical service.

C. Financial Capability

The application must contain the applicant's audited financial statements for the most recent 3 years. If the applicant does not have audited financial statements, it shall so be stated.

Note: Company just formed – No financial statements available.

The unaudited financial statements must be signed by the applicant's chief executive officer and chief financial officers affirming that the financial statements are true and correct and must include:

1. the balance sheet,
2. income statement, and
3. statement of retained earnings.

NOTE: This documentation may include, but is not limited to, financial statements, a projected profit and loss statement, credit references, credit bureau reports, and descriptions of business relationships with financial institutions.

Further, the following (which includes supporting documentations) must be provided

1. A written explanation that the applicant has sufficient financial capability to provide the requested service in the geographic area proposed to be served.
2. A written explanation that the applicant has sufficient financial capability to maintain the requested service.
3. A written explanation that the applicant has sufficient financial capability to meet its lease or ownership obligations.

See Attachment B.



**\*\*APPLICANT ACKNOWLEDGMENT STATEMENT\*\***

1. **REGULATORY ASSESSMENT FEE:** I understand that all telephone companies must pay a regulatory assessment fee in the amount of **0.15 of one percent** of the gross operating revenue derived from intrastate business. Regardless of the gross operating revenue of a company, a minimum annual assessment fee of \$50 is required.
2. **GROSS RECEIPTS TAX:** I understand that all telephone companies must pay a gross receipts tax of **two and one-half percent** on all intra- and interstate business.
3. **SALES TAX:** I understand that a **seven percent** sales tax must be paid on intraand interstate revenues.
4. **APPLICATION FEE:** I understand that a non-refundable application fee of **\$100.00** must be submitted with the application.

UTILITY OFFICIAL:

**Kenneth G. Cassel**  
Print Name

  
Signature

**Vice President, Operations**  
Title

6/18/01  
Date

**305.860.8188**  
Telephone No.

**305.860.6935**  
Fax No.

**Address: 3252 Aviation Avenue**  
**Penthouse Suite**  
**Coconut Grove, FL 33133**

**AFFIDAVIT**

By my signature below, I, the undersigned officer, attest to the accuracy of the information contained in this application and attached documents and that the applicant has the technical expertise, managerial ability, and financial capability to provide shared tenant service in the State of Florida. I have read the foregoing and declare that, to the best of my knowledge and belief, the information is true and correct. I attest that I have the authority to sign on behalf of my company and agree to comply, now and in the future, with all applicable Commission rules and orders.

I will comply with all current and future Commission requirements regarding shared tenant services. I understand that I am required to pay a regulatory assessment fee (minimum of \$50.00 per calendar year) and pay gross receipts tax. Furthermore, I agree to keep the Commission advised of any changes in the names or addresses listed in the application within 10 days of the change.

Further, I am aware that, pursuant to Chapter 837.06, Florida Statutes, "Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 and s. 775.083."

UTILITY OFFICIAL:

**Kenneth G. Cassel**  
Print Name

  
Signature

**Vice President, Operations**  
Title

6/18/01  
Date

**305.860.8188**  
Telephone No.

**305.860.6935**  
Fax No.

**Address: 3252 Aviation Avenue**  
**Penthouse Suite**  
**Coconut Grove, FL 33133**

# **EXHIBIT A**

# STEWART MARCUS

**Stewart Marcus is the president and chief executive officer of Housing Trust Group and the co-founder and principal of Housing Trust International, Inc., a fully integrated real estate investment firm headquartered in Coconut Grove, Florida with regional office in Hollywood and Tampa. Housing Trust Group's operations include commercial and residential real estate for which it provides property management, commercial brokerage, marketing and sales of multi-family residential units, property acquisitions and joint venture operations.**

**Mr. Marcus is a former principal and co-founder of the Cornerstone Group located in Coral Gables, Florida. During his tenure with Cornerstone, the Company was directly responsible for the development and management of approximately 2,000 affordable housing units.**

**In addition, Mr. Marcus serves as the chief executive officer and is a co-founder of HealthTrust American, L.L.C., a South Florida based developer, owner and manager of up-scale adult congregate living communities. The Company under Mr. Marcus' leadership has entered into the healthcare industry for the purpose of providing quality living alternatives and dedicated and caring service for seniors. HealthTrust presently is operating its Carlisle Naples and Carlisle Palm Beach communities and has additional South Florida sites in the early stages of development and investigation.**

**Marcus directs the sales and investment operations for HealthTrust America and Housing Trust International having privately placed the required equity to finance almost three hundred million dollars of the two companies' development activities over the past several years. He is active in the strategic planning and implementation of all the companies' development and financial activities.**

**Previously Mr. Marcus has held various key management positions with corporations providing independent marketing and consulting services; raising of substantial equity capital on a local, regional and national basis; assembling effective and unique broker/dealer networks; and hiring, training and supervising national sales forces. He also has extensive experience in managing "start-up" and "turn around" real estate projects for large corporations nationwide.**

**Marcus spent the first few years of his career in mortgage origination and land sales. He is a graduate of the University of Miami in 1966 with a B.B.A. in Marketing. While at the University of Miami, he was the captain of the men's basketball team.**

## **Randy E. Rieger**

Randy Rieger is the Co-founder, President, and Chief Executive Officer of Housing Trust Group of Florida, L.L.C., the founder and principal of Randy E. Rieger, P.A., and the co-founder and principal of Royal T Land, Inc., all real estate/development-related companies headquartered in Miami, Florida. All of the aforementioned companies are active in the development, sale, and management of real estate holdings throughout the State of Florida.

In addition, Randy E. Rieger, P.A., of which Mr. Rieger is President, sole principal, and founder, is currently the sole Authorized Agent and Managing General Partner for a publicly-held real estate development company, Royal Palm Beach Colony, L.P., and has been associated with said company in excess of thirty years.

Mr. Rieger has been actively involved in large-scale community developments throughout the southeastern United States and has been responsible for developing thousands of single- and multi-family residential units, numerous commercial properties, and other properties throughout Florida.

Mr. Rieger directs the acquisition and development for Housing Trust Group of Florida, L.L.C. In addition, he is active in the planning and implementation of all of the company's developments, acquisitions, and financial activities.

Mr. Rieger has had extensive sales, marketing, development, and management experience, providing independent marketing, management and sales consulting for numerous large corporations.

# **Richard M. Goldberg**

**Richard M. Goldberg is the Senior Vice President of Operations for Clinton Management Group, Inc. and is directly responsible for the supervision of property management operations. He brings to the Company years of hands-on practical knowledge and experience in the management and operation of housing communities.**

**During the past eight years Mr. Goldberg has been responsible for the operation of approximately fifteen hundred affordable housing and other government subsidized housing units including:**

- **River Oaks – Florida City, Florida**
- **Oaks at Ellerton – Ellerton, Florida**
- **Villas at Cove Crossing – Lantana, Florida**
- **Center Court, North Miami, Florida**
- **Villa Hermosa – Miami, Florida**
- **Olympia Building – Miami, Florida**
- **Grove Point – Ruskin, Florida**
- **Sherwood Lakes – Tampa, Florida**

**Mr. Goldberg's duties for these communities included, among others, the following:**

- **Construction of the facilities**
- **Hiring of key personnel**
- **Generating marketing and leasing plans and signing of leases**
- **Overall compliance responsibility**
- **Preparation of procedural and operational manuals**
- **Maintenance of the facilities**
- **Overseeing community activities**
- **Supervising and controlling delinquencies and collections**

**Richard M. Goldberg**  
**Continued**

**Richard M. Goldberg is also a Senior Vice President of Clinton Communities, L.L.C. (a developer of affordable housing communities) in charge of the construction, due diligence on new acquisitions and capital improvements.**

**During his more than thirty years in the real estate industry, Mr. Goldberg has been an officer of various large companies. These included; (1) a company having a real estate portfolio in excess of \$300,000,000 where he was responsible for over 50 major properties in 39 states comprising over 7 million square feet of retail, office, industrial, warehouse and self storage space and over 10,000 residential units and; (2) a financial institution where he was directly responsible for the completion of construction, operation and management of the 600,000 square foot CenTrust Tower in downtown Miami.**

**Richard Goldberg is a graduate of the University of Florida with a BSBA in Real Estate and Construction Management. He is a Certified Property Manager (CPM), a Certified Shopping Center Manager (CSM) and a Real Property Administrator (RPA). Mr. Goldberg is also a licensed Florida Real Estate Broker and Florida Mortgage Broker.**

# **PETER F. FAGAN**

**Peter F. Fagan is the Senior Vice President – Finance and Chief Financial Officer of Clinton Management Group, Inc., HealthTrust America, L.L.C., Clinton International Group, Inc. and all of their related operations. Mr. Fagan brings to the companies broad expertise in the development and administration of real estate properties for general real estate, specific community sales and assembling of bulk properties for development.**

**As chief operating officer and/or chief financial officer for several large development and construction operations, Mr. Fagan has been heavily involved in the acquisition of properties and the financial planning and structuring of projects and operations. He is also experienced in the planning, developing, zoning and management of adult congregate living facilities, residential communities, golf and tennis country clubs, as well as commercial projects.**

**Previously, as chief operating officer, he was responsible for the management of a group of companies in the development, construction and property management business with over three hundred employees and a portfolio of properties in excess of five hundred million dollars. Included in his responsibilities was the overall management of 4,800 rental units in nine communities.**

**Mr. Fagan's achievements have been recognized through several awards for excellence and affordability for residential housing, architectural excellence in community design and country club design. He has taught accounting and business courses in accredited colleges, corporate national seminars and as a guest lecturer.**

**Mr. Fagan began his business career with the national accounting firm of Arthur Young & Company and was a principal in their Miami office. He is a graduate of Long Island University with a Bachelor of Science degree in accounting and is a Florida licensed Certified Public Accountant. In addition, he is also a Florida licensed Real Estate Broker and GRI.**



# **EXHIBIT B**

