

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

435 12th Street West, Suite 117
Bradenton, Florida 34205
(877) 264-0334

AGENDA

435 12th Street West, 2nd Floor Conference Room, Bradenton, FL
Or by Telephone: 1-877-304-9269; passcode 554542
Tuesday, October 14, 2025, 1:30 p.m.

- I. Public hearing regarding proposed issuance of not to exceed \$50,000,000, Multifamily Mortgage Revenue Bonds, Series 2026 (The Palms at Manatee River)
- II. Public hearing regarding proposed issuance of not to exceed \$40,900,000, Multifamily Mortgage Revenue Bonds, Series 2026 (Tuscany Lakes Apartments)
- III. Call to Order of regular meeting, determination of quorum and acknowledgment of publication of Notice of Meeting
- IV. Public Comment
- V. CONSENT AGENDA:
 - A. Minutes of August 12, 2025 meeting
 - B. Requisition No. 964 for payment of annual dues to Florida Association of Local Housing Finance Authorities for fiscal year 2025-2026
 - C. Requisition No. 965 for payment of annual Special District fee to Florida Department of Economic Opportunity for FY 2025-2026
 - D. Requisition No. 966 for website hosting and editing by Hendrickson Ink
 - E. Requisition No. 967 for costs of Angela A. Abbott, P.A. for general services
 - F. Public Depositor Annual Report for period ended September 30, 2024
 - G. Report to the Board of County Commissioners of Manatee County, Florida for the 2024-2025 Fiscal Year
 - H. Approval of attendance by the members, attorney/administrator and financial advisor at all educational conferences of FLALHFA, NALHFA and other professional organizations during the calendar year 2026, and authorization to incur reimbursable expenses related thereto
 - I. Next Meeting: November 11, 2025, or December 9, 2025, at 1:30 p.m. at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida or by conference call
- VI. Report of Treasurer, Frank R. Dodson, III: Presentation of General Fund Financial Report for August and September, 2025

VII. Single Family Programs:

- A. Status report regarding Loan and Mortgage Credit Certificate program
- B. Status report on Livable Manatee Program and discussion regarding extension
- C. Discussion regarding allocation process

VIII. Multifamily Programs:

- A. Discussion regarding status of application of DeSoto Apartments, LLC
- B. Discussion regarding application of Palms at Manatee River, L.P. and approval of Resolution No. 2025-04 entitled:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$50,000,000 IN INITIAL PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (THE PALMS AT MANATEE RIVER PROJECT) FOR THE PURPOSE OF ACQUIRING, REHABILITATING, EQUIPPING, AND DEVELOPING A MULTIFAMILY RESIDENTIAL HOUSING FACILITY FOR PERSONS OR FAMILIES OF LOW, MIDDLE OR MODERATE INCOME; FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BY AND BETWEEN THE AUTHORITY AND PALMS AT MANATEE RIVER, LP; AND PROVIDING AN EFFECTIVE DATE.

- C. Discussion regarding application of Tuscany Lakes Apartments and approval of Resolution No. 2025-05 entitled:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$40,900,000 IN INITIAL PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (TUSCANY LAKES APARTMENTS PROJECT) FOR THE PURPOSE OF ACQUIRING, REHABILITATING, EQUIPPING, AND DEVELOPING A MULTIFAMILY RESIDENTIAL HOUSING FACILITY FOR PERSONS OR FAMILIES OF LOW, MIDDLE OR MODERATE INCOME; FURTHER AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BY AND BETWEEN THE AUTHORITY AND TUSCANY LAKES PRESERVATION, LTD.; AND PROVIDING AN EFFECTIVE DATE.

- D. Consideration of request for extension of construction timeline for 301 Flats Apartments Project

IX. Other:

- A. Status report on Safe Children Coalition, Inc. Program
- B. Other

X. Adjournment