

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, June 9, 2026, 1:30 p.m.

- I. Public hearing regarding proposed issuance of not to exceed \$67,000,000, Multifamily Housing Revenue Bonds, Series 2026 (Harborline at Sarasota Project)
- II. Public hearing regarding proposed issuance of not to exceed \$70,000,000, Multifamily Housing Revenue Bonds, Series 2026 (Luminara Place Project)
- III. Public hearing regarding proposed issuance of not to exceed \$71,775,045, Multifamily Housing Revenue Bonds, Series 2026 (Lotus Vyne Project)
- IV. Public hearing regarding proposed issuance of not to exceed \$30,000,000.00, Multifamily Housing Revenue Bonds, Series 2026 (DeSoto Apartments Project)
- V. Call to Order of regular meeting, determination of quorum and acknowledgment of publication of Notice of Meeting
- VI. Public Comment
- VII. CONSENT AGENDA:
 - A. Minutes of April 14, 2026 meeting
 - B. Requisition No. 995 for website hosting and editing by Hendrickson Ink
 - C. Requisition No. 996 for costs of Angela A. Abbott, P.A. for general services
 - D. Requisition No. 997 for NALHFA Conference registration fee
 - E. Next Meeting: September 8, 2026, at 1:30 p.m. at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida or by conference call
- VIII. Report of Treasurer, Frank R. Dodson, III: Presentation of General Fund Financial Report for April and May, 2026
- IX. Financial Advisor Memo
- X. Single Family Programs: Status report regarding Loan and MCC program

Richard M. Pierro
Chairman

Hugh D. Miller
1st Vice Chairman

Darryl Weaver
2nd Vice Chairman

James J. Heagerty, Jr.
3rd Vice Chairman

Frank R. Dodson, III
Secretary/Treasurer

Angela A. Abbott
Attorney/Administrator

XI. Multifamily Programs:

- A. Discussion regarding status of proposed issuance of \$50,000,000, Multifamily Mortgage Revenue Bonds, Series 2026, (The Palms at Manatee River Project) and approval of Resolution No. 2026-03 entitled:

A RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA AUTHORIZING THE ISSUANCE BY THE AUTHORITY OF NOT EXCEEDING \$50,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE NOTE, SERIES 2026 (THE PALMS AT MANATEE RIVER); ESTABLISHING PARAMETERS FOR THE AWARD OF THE SALE THEREOF AND ESTABLISHING CRITERIA FOR DETERMINING THE TERMS THEREOF, INCLUDING THE DATE, INTEREST RATES, INTEREST PAYMENT DATES AND MATURITY SCHEDULE AND OTHER TERMS OF SUCH NOTE; APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A PROJECT LOAN AGREEMENT, A FUNDING LOAN AGREEMENT, A LAND USE RESTRICTION AGREEMENT AND RELATED LOAN DOCUMENTS; AUTHORIZING THE NEGOTIATED ISSUANCE AND DELIVERY OF THE NOTE; AUTHORIZING THE APPOINTMENT OF A FISCAL AGENT FOR THE NOTE; AUTHORIZING THE CHAIR OR ANY VICE CHAIR TO TAKE ANY OTHER ACTIONS NECESSARY TO ISSUE THE NOTE AND EXECUTE OTHER DOCUMENTS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

- B. Discussion regarding application of Kittle Property Group (Harborline at Sarasota Project) and approval of Resolution No. 2026-04 entitled:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$67,000,000 IN INITIAL PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (HARBORLINE AT SARASOTA) FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, 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 HARBORLINE AT SARASOTA, LP; AND PROVIDING AN EFFECTIVE DATE.

- C. Discussion regarding application of Kittle Property Group (Luminara Place Project) and approval of Resolution No. 2026-05 entitled:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$70,000,000 IN INITIAL PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (LUMINARA PLACE) FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, 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 LUMINARA PLACE, LP; AND PROVIDING AN EFFECTIVE DATE.

- D. Discussion regarding application of The Lotus Company (Lotus Vyne Project) and approval of Resolution No. 2026-06 entitled:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$71,775,045 IN INITIAL PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (LOTUS VYNE) FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, 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 LOTUS ADVANTAGE VYNE, LLC; AND PROVIDING AN EFFECTIVE DATE.

- E. Discussion regarding status of construction of 301 Flats Apartments and approval of Resolution No. 2026-07 entitled:

A RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA AUTHORIZING THE AMENDMENT BY THE AUTHORITY OF CERTAIN DOCUMENTS IN CONNECTION WITH ITS MULTIFAMILY MORTGAGE REVENUE NOTE, SERIES 2022 (301 FLATS APARTMENTS PROJECT) AND ITS MULTIFAMILY MORTGAGE REVENUE NOTE, SERIES 2024 (301 FLATS APARTMENTS PROJECT), AN EXTENSION OF THE CONSTRUCTION PERIOD WITH RESPECT THERETO AND AN EXTENSION OF THE MATURITY OF THE SERIES 2024 NOTE; AUTHORIZING THE CHAIR OR ANY VICE CHAIR TO TAKE ANY OTHER ACTIONS NECESSARY TO EXECUTE OTHER DOCUMENTS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

- F. Discussion regarding status of construction of The Savoy at 301 Apartments and approval of Resolution No. 2026-08 entitled:

A RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA AUTHORIZING THE AMENDMENT BY THE AUTHORITY OF CERTAIN DOCUMENTS IN CONNECTION WITH ITS MULTIFAMILY MORTGAGE REVENUE NOTE, SERIES 2022 (THE SAVOY AT 301 APARTMENTS PROJECT) AND ITS MULTIFAMILY MORTGAGE REVENUE NOTE, SERIES 2024 (THE SAVOY AT 301 APARTMENTS PROJECT), AN EXTENSION OF THE CONSTRUCTION PERIOD WITH RESPECT THERETO AND AN EXTENSION OF THE MATURITY OF THE SERIES 2024 NOTE; AUTHORIZING THE CHAIR OR ANY VICE CHAIR TO TAKE ANY OTHER ACTIONS NECESSARY TO EXECUTE OTHER DOCUMENTS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

- XII. Other: Status report on Safe Children Coalition, Inc. Program

- XIII. Adjournment