

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, September 8, 2026, 1:30 p.m.

- I. Public hearing regarding proposed issuance of not to exceed \$22,000,000, Multifamily Housing Revenue Bonds, Series 2026 (Flats at 5th Project)
- II. Public hearing regarding proposed issuance of not to exceed \$50,000,000, Multifamily Mortgage Revenue Bonds, Series 2026 (The Palms at Manatee River)
- III. Public hearing regarding proposed issuance of not to exceed \$40,900,000, Multifamily Mortgage Revenue Bonds, Series 2026 (Tuscany Lakes Apartments)
- IV. Call to Order of regular meeting, determination of quorum and acknowledgment of publication of Notice of Meeting
- V. Public Comment
- VI. CONSENT AGENDA:
 - A. Minutes of June 9, 2026 meeting
 - B. Requisition No. 1008 for website hosting and editing by Hendrickson Ink
 - C. Requisition No. 1009 for costs of Angela A. Abbott, P.A. for general services
 - D. Requisition No. 1010 for FLALHFA Conference expenses
 - E. Approval of Goals and Objectives for fiscal year 2026-2027
 - F. Next Meeting: October 13, 2026, or November 10, 2026, at 1:30 p.m. at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida or by conference call
- VII. Report of Treasurer, Frank R. Dodson, III:
 - A. Presentation of General Fund Financial Report for June and July, 2026
 - B. Discussion regarding HAP loan forgiveness and ratification and authorization of satisfaction of HAP loan second mortgage(s)
 - C. Approval of proposed budget for fiscal year 2026-2027, and adoption of Resolution No. 2026-09 entitled:

RESOLUTION ADOPTING THE 2026-2027 BUDGET FOR THE HOUSING
FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

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

VIII. Multifamily Programs:

- A. Discussion regarding application of Elmington (Flats at 5th Project) and approval of Resolution No. 2026-10 entitled:

RESOLUTION REGARDING THE OFFICIAL ACTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA RELATIVE TO THE ISSUANCE OF NOT TO EXCEED \$22,000,000 IN INITIAL PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (FLATS AT 5th) 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 EGC FIFTH STREET, LP; AND PROVIDING AN EFFECTIVE DATE.

- B. Discussion regarding Tuscany Lake Apartments Project and approval of Resolution No. 2026-11 entitled:

A RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA AUTHORIZING THE ISSUANCE BY THE AUTHORITY OF NOT EXCEEDING \$40,900,000 IN AGGREGATE PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (TUSCANY LAKES APARTMENTS PROJECT); 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 BONDS; APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A TRUST INDENTURE, A LOAN AGREEMENT, A LAND USE RESTRICTION AGREEMENT AND RELATED LOAN DOCUMENTS, A BOND PURCHASE AGREEMENT BY AND AMONG THE HOUSING FINANCE AUTHORITY, THE BORROWER, RAYMOND JAMES & ASSOCIATES, INC., AS BOND PURCHASER; AUTHORIZING THE NEGOTIATED SALE OF THE BONDS TO THE PURCHASER PURSUANT TO THE BOND PURCHASE AGREEMENT; AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT FOR THE BONDS AND AUTHORIZING THE PREPARATION, DISTRIBUTION, AND EXECUTION OF A FINAL OFFICIAL STATEMENT IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BONDS; AUTHORIZING THE APPOINTMENT OF A TRUSTEE PAYING AGENT, AND REGISTRAR FOR THE BONDS; AUTHORIZING THE CHAIR OR ANY VICE CHAIR TO TAKE ANY OTHER ACTIONS NECESSARY TO ISSUE THE BONDS AND EXECUTE OTHER DOCUMENTS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

- C. Discussion regarding status of proposed issuance of \$50,000,000, Multifamily Mortgage Revenue Bonds, Series 2026, (The Palms at Manatee River Project)
 - D. Consideration of request for extension of construction timeline for 301 Flats and The Savoy at 301 Apartments Projects
- IX. Financial Advisor Report:
- A. Presentation of Memorandum regarding Allocation and Multifamily Application status
 - B. Approval of proposed Fourth Addendum to Contract
- X. Single Family Programs:
- A. Status report regarding Loan and MCC program
 - B. Consideration of Resolution No. 2026-12 entitled:

A RESOLUTION OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA AUTHORIZING THE INITIATION OF ACTION IN CONNECTION WITH THE PROPOSED ISSUANCE OF SINGLE FAMILY MORTGAGE REVENUE BONDS; AUTHORIZING THE INITIATION OF ACTION, IN THE EVENT SUCH BONDS ARE NOT ISSUED, TO ESTABLISH A MORTGAGE CREDIT CERTIFICATE PROGRAM; AUTHORIZING THE EXCHANGE OF UP TO \$_____ OF SINGLE FAMILY PRIVATE ACTIVITY BOND ALLOCATION FOR UP TO \$_____ OF MORTGAGE CREDIT CERTIFICATE AUTHORITY; AUTHORIZING CERTAIN OFFICIALS OF THE AUTHORITY TO TAKE ACTIONS NECESSARY IN CONNECTION WITH THE IMPLEMENTATION OF THE BOND OR MCC PROGRAM; PROVIDING CERTAIN OTHER FINDINGS AND DETAILS WITH RESPECT THERETO; AND PROVIDING AN EFFECTIVE DATE.
- XI. Other:
- A. Status report on Safe Children Coalition, Inc. Program
 - B. Requisition No. 1011 for contribution to FLALHFA/Sadowski Education Effort
 - C. Other
- XII. Adjournment