
REGULAR MEETING

A regular meeting of the Housing Finance Authority of Broward County (the "HFA"), Florida, will be held on Wednesday, June 21, 2023, at 5:30 p.m., in the 2nd Floor Conference Room, located at 110 N.E. 3rd Street, Fort Lauderdale, Florida. All participants are encouraged to dial-in by phone. Details of the meeting are published in the [Broward County Sunshine Meeting Notices](#) and [Housing Finance Authority of Broward County](#) websites. The call-in information listed below for members of the public.

Call-in number: 754-900-8519

Conference ID: 511 588 704#

CALLING OF THE ROLL

CONSENT AGENDA (Items 1 through 3)

1. Approval of May 17, 2023, Regular Meeting Minutes
MOTION TO APPROVE the Housing Finance Authority Regular Meeting Minutes on May 17, 2023.
2. Executive Director's (May Operational Report)
MOTION TO APPROVE the Housing Finance Authority Operational Report for May 31, 2023.
3. HFA 110 Office Building Lease - Memorandum of Understanding between the HFA and Broward County Housing Finance Division

MOTION TO APPROVE A Memorandum of Understanding (MOU) between the HFA and Broward County Housing Finance Division (HFD) for the HFD to lease approximately 8,646 square feet of office space located at 110 NE 3rd Street, Ft. Lauderdale, with a rental term of two (2) years, from October 1, 2023, to September 30, 2025, at a total gross rental of \$293,964; and authorize the Chair or Vice Chair to execute the MOU.

MOTION TO APPROVE the Consent Agenda Items 1 thru 3.



REGULAR AGENDA

4. Federation Plaza

- A. MOTION TO ACCEPT the draft credit underwriting report
- B. MOTION TO APPROVE: a Resolution of the Housing Finance Authority of Broward County, Florida (the "Authority") authorizing the issuance of Multifamily Housing Revenue Bonds (M-TEBS - Federation Plaza), Series 2023 in a principal amount of not to exceed \$38,500,000 (the "Series 2023 Bonds") for the purpose of financing the cost of acquisition, rehabilitation and equipping of a multifamily housing project for seniors known as "Federation Plaza" located in Broward County, Florida; approving and authorizing the execution and delivery of a Land Use Restriction Agreement by and among the Authority, the Bank of New York Mellon Trust Company, N.A., as the Trustee, and Federation Plaza Preservation, L.P., as the Borrower; approving and authorizing the execution and delivery of an Indenture of Trust by and between the Authority and the Trustee; approving and authorizing the execution and delivery of a Financing Agreement by and among the Authority, the Trustee, Wells Fargo Bank, National Association, and the Borrower; approving and authorizing the execution and delivery of a Bond Purchase Agreement for the Series 2023 Bonds by and among the Authority, the Borrower, RBC Capital Markets, LLC, and Raymond James & Associates, Inc., as the Underwriters; authorizing the Preliminary Official Statement and the Official Statement; approving and authorizing the execution and delivery of certain additional agreements necessary or desirable in connection with the issuance of the Series 2023 Bonds; waiving the fee for services related to the Authority's annual audit of the project; appointing a Trustee, Paying Agent, and Registrar with respect to the Series 2023 Bonds; approving and authorizing the execution and delivery of a Trustee Fee Agreement between the Authority and the Trustee; authorizing the Authority to consent to the Borrower placing subordinate financing on the project and approving the execution of such agreements as may be necessary in connection with such consent; authorizing the proper officers of the Authority to do all things necessary or advisable in connection with the issuance of the Series 2023 Bonds; and providing an effective date for this Resolution.

5. Pinnacle 441, Phase 2

- A. MOTION TO ACCEPT the draft credit underwriting report
- B. MOTION TO APPROVE: a resolution of the Housing Finance Authority of Broward County, Florida (the "Housing Finance Authority") authorizing the issuance of its not to exceed \$22,000,000 multifamily housing revenue bonds, series 2023 (Pinnacle 441 Phase 2) (the "Bonds") for the purpose of financing the acquisition, construction, and equipping of Pinnacle 441 Phase 2 located in



Broward County, Florida (the “project”); establishing parameters for the award of the sale thereof and establishing criteria for determining the terms thereof, including interest rates, interest payment dates, maturity schedule, and other terms of such Bonds; approving the forms of and authorizing the execution and delivery of (i) a trust indenture by and between the Housing Finance Authority and the Bank of New York Mellon Trust Company, n.a., as Trustee (the “Trustee”); (ii) a loan agreement by and between the Housing Finance Authority and Pinnacle 441 Phase 2, LLC (the “Borrower”); (iii) a land use restriction agreement by and among the Housing Finance Authority, the Trustee, and the Borrower; (iv) a bond purchase agreement by and among the Housing Finance Authority, the Borrower, and RBC Capital Markets, LLC and Raymond James & Associates, Inc., as bond purchaser (collectively, the “Purchaser”); (v) a Trustee Fee Agreement by and between the Housing Finance Authority and the Trustee; and (vi) a Collateral Funds Agreement by and among the Housing Finance Authority, the Borrower, the Trustee, and Bank of America, n.a., as construction lender; approving and authorizing the execution and delivery by the Housing Finance Authority of certain additional agreements, instruments, certifications, and affidavits necessary or desirable in connection with the issuance of the bonds; authorizing the negotiated sale of the Bonds to the Purchaser pursuant to the bond purchase agreement; authorizing the appointment of a bidding agent 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 offering and sale of the Bonds; authorizing the appointment of a trustee, paying agent, and registrar of the Bonds; authorizing the Housing Finance Authority to consent to the Borrower placing subordinate financing on the project and approving the execution of such agreements as may be necessary in connection with such consent; waiving the fee for services related to the Housing Finance Authority’s annual audit of the project; partially waiving the Housing Finance Authority’s policy for mailing preliminary official statements to permit the posting of the preliminary official statement prior to receipt of bond issuance approval from the Broward County Board of County Commissioners; authorizing the proper officers of the Housing Finance Authority to do all things necessary or advisable in connection with the issuance of the Bonds; and providing an effective date for this resolution.

6. **Lauderhill Point**

MOTION TO APPROVE: a resolution of the Housing Finance Authority of Broward County, Florida (the “Authority”) declaring its official intent to issue multifamily housing mortgage revenue bonds or notes (the “Bonds”) of the Authority to finance all or a portion of the cost of the acquisition, rehabilitation, construction and equipping of certain multifamily housing facilities (Lauderhill Point Apartments) located within Broward County, Florida, and other related



purposes; approving the issuance of the Bonds, subject to certain further findings and conditions; authorizing the Authority to publish notice of and hold a public hearing pursuant to the Tax Equity and Fiscal Responsibility Act (TEFRA); and providing an effective date for this resolution.

7. **Provident Place**

MOTION TO APPROVE: a resolution of the Housing Finance Authority of Broward County, Florida (the “Authority”) declaring its official intent to issue multifamily housing mortgage revenue bonds or notes (the “Bonds”) of the Authority to finance all or a portion of the cost of the construction and equipping of certain multifamily housing facilities (Provident Place) located within Broward County, Florida, and other related purposes; approving the issuance of the Bonds, subject to certain further findings and conditions; authorizing the Authority to publish notice of and hold a public hearing pursuant to the Tax Equity and Fiscal Responsibility Act (TEFRA); and providing an effective date for this resolution.

8. Financial Reports Monthly Overview – Ms. Linda Dufresne

MOTION TO APPROVE: the Housing Finance Authority monthly financial report for the month of May 31, 2023.

INFORMATIONAL ITEMS:

9. **Multifamily Bonds – Informational Item - Final Credit Underwriting Report**
for The Gallery at FATVillage

10. **MATTERS OF HFA MEMBERS**

11. **MATTERS FROM THE FLOOR**

12. **NEXT BOARD MEETING**

August 16, 2023

13. **ADJOURNMENT**

