

RESOLUTION NO. 25 - 129

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA APPROVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA OF ITS MULTIFAMILY HOUSING REVENUE BONDS (RIVERSIDE APARTMENTS), IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$24,200,000 IN ONE OR MORE SERIES, PURSUANT TO A PLAN OF FINANCE TO PROVIDE FUNDS TO FINANCE A MULTIFAMILY RESIDENTIAL RENTAL HOUSING PROJECT FOR THE BENEFIT OF OK RIVERSIDE TC LLC, A FLORIDA LIMITED LIABILITY COMPANY, OR ITS AFFILIATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Housing Finance Authority of Hillsborough County, Florida (the "Authority") has been granted "area of operation" authority within Pinellas County, Florida ("Pinellas County") with respect to the financing of Riverside Apartments (as hereinafter identified); and

WHEREAS, the Authority has authorized the initiation of official action to issue its Multifamily Housing Revenue Bonds (Riverside Apartments), in one or more series, at one or more times pursuant to a plan of finance (the "Bonds") on behalf of OK Riverside TC LLC, a Florida limited liability company, to provide financing for the acquisition, rehabilitation and equipping of a residential rental housing facility for persons or families of moderate, middle or low income to be known as Riverside Apartments, to consist of approximately 304 units to be located at 1589 Starlight Cove, Tarpon Springs, Pinellas County, Florida; and

WHEREAS, the Authority conducted a public hearing on October 1, 2025, notice of which hearing was published on September 21, 2025, in the Tampa Bay Times (a copy of which notice is attached hereto as Exhibit "A" and incorporated herein), for the purpose of considering the issuance of the Bonds by the Authority in the aggregate principal amount not to exceed

\$24,200,000, in conformance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"). The report of the Authority as to the public hearing disclosed no reason why the Bonds should not be issued; and

WHEREAS, Section 147(f) of the Code requires approval of the issuance of the Bonds by the Board of County Commissioners of Pinellas County, Florida (the "Board"), as the "applicable elected representative" under Section 147(f) of the Code after a public hearing following reasonable public notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

Section 1. The Board, pursuant to and in accordance with the requirements set forth in Section 147(f) of the Internal Revenue Code of 1986, as amended, hereby approves the issuance by the Authority of its not to exceed \$24,200,000 Multifamily Housing Revenue Bonds (Riverside Apartments), in one or more series, at one or more times.

Section 2. Nothing contained in this consent and approval shall be deemed to create any obligation or obligations of Pinellas County or the Board.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 21st day of October, 2025.



BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

By: 
Chairman

ATTEST:


[Deputy] Clerk

APPROVED AS TO FORM
By: Derrill McAteer
Office of the County Attorney

EXHIBIT "A"

Notice of Public Hearing

56670

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PINELLAS County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter RIVERSIDE APARTMENTS - TEFRA was published in said newspaper by print in the issues of 09/21/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

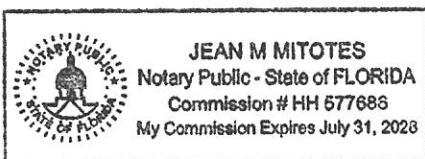
Signature of Affiant

Sworn to and subscribed before me this 09/21/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN of a public hearing by the Housing Finance Authority of Hillsborough County, Florida (the "Authority"), to be held on October 1, 2025 at 10:00 a.m., or as soon thereafter as possible. The public hearing will be held via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:

DIAL IN NUMBER: (877) 304-9269
PARTICIPATION CODE: 554542

The purpose of the public hearing is to receive comments and hear discussion concerning the issuance by the Authority of its Multifamily Housing Revenue Bonds in an aggregate face amount of not to exceed \$24,200,000 pursuant to a plan of finance, in one or more series, at one or more times (the "Bonds") for the purpose of financing the acquisition, rehabilitation and equipping of an approximately 304 residential rental unit multifamily rental housing facility for persons or families of moderate, middle or low income to be located at 1589 Starlight Cove, Tarpon Springs, Pinellas County, Florida (the "Development"). The Development will be owned and operated by OK Riverside TC LLC, or its permitted successors and assigns.

All interested persons are invited to participate by telephone conference and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed issuance of the Bonds to finance the rehabilitation of the Development and the nature and location of the Development. Written comments may be submitted to Mary Helen Farris, Managing Attorney, Hillsborough County Attorney's Office, 601 East Kennedy Boulevard, 27th Floor, Tampa, Florida 33602 or by electronic mail to farris@hillsboroughcounty.org. Should any person decide to appeal any decision made by the Authority at this hearing, or by the Board of County Commissioners of Pinellas County, Florida with respect to the approval of the issuance of the Bonds, he or she will need a record of the proceedings, and he or she may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**HOUSING FINANCE AUTHORITY OF
HILLSBOROUGH COUNTY, FLORIDA**

Published 9/21/2025

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