

RESOLUTION NO. 26 - 16

A RESOLUTION APPROVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY OF ITS MULTIFAMILY HOUSING REVENUE BONDS (LARGO STATION), SERIES [TO BE DETERMINED] IN THE AGGREGATE AMOUNT NOT TO EXCEED \$19,000,000 TO PROVIDE FUNDS TO FINANCE THE MULTIFAMILY RESIDENTIAL RENTAL HOUSING PROJECT FOR THE BENEFIT OF SP STATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, OR ITS AFFILIATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Housing Finance Authority of Pinellas County, Florida (the "Authority") has authorized the initiation of official action to issue its Multifamily Housing Revenue Bonds (Largo Station), Series [to be determined] (the "Bonds") on behalf of SP Station LLC, a Florida liability company, to provide financing for the acquisition, construction and equipping of a residential rental facility to be known as Largo Station, to consist of approximately 168 units to be located at 800 8th Avenue SE, Largo, Florida 33781; and

WHEREAS, the Authority conducted a public hearing on February 5, 2026, notice of which hearing was published on January 23, 2026, on the Authority's website (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 \$19,000,000, in conformance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Said public hearing disclosed no reason why the Bonds should not be issued.

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

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 \$19,000,000 Multifamily Housing Revenue Bonds (Largo Station), Series [to be determined], 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 of County Commissioners.

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

PASSED AND ADOPTED this 24th day of March, 2026.



BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

By: Dave Egus
Chairman

ATTEST:

Derrill McTeer
[Deputy] Clerk

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

EXHIBIT "A"

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Housing Finance Authority of Pinellas County, Florida (the "Authority") will hold and conduct a public hearing to be held on February 5, 2026 beginning at 9:00 a.m. or as soon thereafter as such matters may be heard, at the offices of the Authority located at 450 Carillon Parkway, Suite 105, St. Petersburg, Florida 33716, for the purpose of receiving comments and hearing discussion concerning a plan of financing (within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended), on the following:

The proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (Largo Station), Series [to be determined], in an aggregate principal amount of not to exceed \$19,000,000 in one or more installments or series at one or more times, the proceeds of which will be used to finance the acquisition, construction and equipping of a 168 unit multifamily rental housing facility for persons or families of moderate, middle or lesser income within the City of Largo, Pinellas County, to be known as Largo Station, to be located at 800 8th Avenue SE, Largo, Florida, which will initially be owned and operated by SP Station LLC, a Florida limited liability company, or one of its affiliates.

All interested parties are invited to present their comments at the time and place set forth above.

Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency publishing this notice no later than seven days prior to the proceeding at the address given in this notice. Telephone: 727-847-8110; 1-800-955-8771 (TTD) or 1-800-955-8770 (V), via Florida Relay Service.

HOUSING FINANCE AUTHORITY OF
PINELLAS COUNTY, FLORIDA