

RESOLUTION NO. 23- 51

A RESOLUTION APPROVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY OF ITS MULTIFAMILY HOUSING REVENUE BONDS (LEALMAN HEIGHTS), SERIES 2023 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 PINELLAS II 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 (Lealman Heights), Series 2023 (the "Bonds") on behalf of SP Pinellas II LLC, a Florida limited liability company, to provide financing for the acquisition, construction, and equipping of a residential rental facility to be known as Lealman Heights, to consist of approximately 86 units within the unincorporated area of Pinellas County, to be located on four contiguous sites near the intersection of 40th Street North and 57th Avenue North, Pinellas County, Florida; and

WHEREAS, the Authority conducted a public hearing on June 22, 2023, notice of which hearing was published on June 15, 2023, 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 (Lealman Heights), Series 2023.

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 18th day of July, 2023.



BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

By: *Janet C. Long*
Chair

ATTEST:

DeeLynn Leire
[Deputy] Clerk

APPROVED AS TO FORM
By: *Donald S. Crowell*
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 June 22, 2023 beginning at 8:30 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:

1. The proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (Skyway Lofts II), Series 2023, in an aggregate principal amount of not to exceed \$12,500,000 in one or more installments or series, the proceeds of which will be used to finance the acquisition, construction and equipping of a 66 unit multifamily rental housing facility for persons or families of moderate, middle or lesser income within the City of St. Petersburg, Pinellas County, to be located at 3800 34th Street South, St. Petersburg, Florida 33711, which will initially be owned and operated by Blue Pinellas 2, LLC, a Florida limited liability company, or one of its affiliates.
2. The proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (Lealman Heights), Series 2023, in an aggregate principal amount of not to exceed \$19,000,000 in one or more installments or series, the proceeds of which will be used to finance the acquisition, construction and equipping of an 86 unit multifamily rental housing facility for persons or families of moderate, middle or lesser income within the unincorporated area of Pinellas County, to be located on four contiguous sites near the intersection of 40th Street North and 57th Avenue North, Pinellas County, Florida 33714, which will initially be owned and operated by SP Pinellas II 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

June 15, 2023