

RESOLUTION NO. 2026-____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA APPROVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF POLK COUNTY, FLORIDA OF ITS MULTIFAMILY HOUSING REVENUE BONDS IN THE AGGREGATE FACE AMOUNT NOT TO EXCEED \$27,800,000 TO PROVIDE FUNDS TO FINANCE A MULTIFAMILY RESIDENTIAL RENTAL HOUSING FACILITY FOR PERSONS OR FAMILIES OF LOW AND MODERATE INCOME TO BE OWNED BY LAKEWOOD TERRACE PRESERVATION, LTD. OR AN AFFILIATE THEREOF, LOCATED IN POLK COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lakewood Terrace Preservation, Ltd. (the "Borrower"), desires to finance a portion of costs of the rehabilitation of an approximately 132 unit multifamily rental housing facility for persons or families of low and moderate income, located at 1315 W 14th St., Lakeland, Polk County, Florida (the "Development"), to be initially owned by the Borrower or an affiliate of the Borrower and has requested the Housing Finance Authority of Polk County, Florida (the "Authority") to issue its Multifamily Housing Revenue Bonds in one or more series (the "Bonds") to finance the rehabilitation of the Development by the Borrower; and

WHEREAS, the Board of County Commissioners of Polk County, Florida (the "Board") previously approved the issuance of the Bonds pursuant to Resolution 2025-054 (the "Prior Bond Resolution"); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), Resolution 2025-054 is only valid for one (1) year after the adoption thereof by the Board unless debt is issued; and

WHEREAS, the Prior Bond Resolution expires on May 20, 2026, and no debt has been issued by the Authority to finance the Development and therefore the Prior Bond Resolution will expire prior to the issuance of the Bonds; and

WHEREAS, the Authority desires that the Board approve the issuance by the Authority of the Bonds in one or more series, in an aggregate face amount of not to exceed \$27,800,000, to finance a portion of the costs of the acquisition and rehabilitation of the Development for purposes of the Code.

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

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the laws of

the State of Florida, including, in particular, Section 125.01 and Part IV of Chapter 159, Florida Statutes, and other applicable provisions of law (the "Act").

SECTION 2. FINDINGS. The Board hereby finds, determines and declares as follows:

A. The Authority conducted a telephonic public hearing inviting comments and discussion concerning the issuance of the Bonds to finance the Development and the nature and location of the Development on March 26, 2026, notice of which hearing was published in The Ledger which is published in Polk County, Florida on March 18, 2026 (a copy of said notice and the Affidavit of Publication are attached hereto as **Exhibit A** and incorporated herein). No members of the public participated and requested to be heard at such public hearing. A copy of the minutes of the meeting are attached hereto as **Exhibit B**.

B. The Bonds shall not be deemed to constitute a debt, liability or obligation, or a pledge of the faith and credit or taxing power of the Authority, Polk County, Florida, or of the State of Florida or of any other political subdivision thereof, but shall be limited obligations of the Authority payable solely from the revenues and proceeds to be derived by the Authority under the financing agreements entered into in connection with the issuance of the Bonds and other security provided in connection therewith.

SECTION 3. APPROVAL. For purposes of Section 147(f) of the Code, the Board hereby approves the issuance of the Bonds by the Authority in an aggregate face amount of not exceeding \$27,800,000 to finance the Development. Such approval by the Board does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Borrower or the Development.

The authorization provided herein and any approval by the Board of the issuance of the Bonds to finance the Development pursuant thereto shall be solely for purposes of complying with Section 147(f) of the Code and approval given herein shall not be construed as (i) an endorsement of the creditworthiness of the Borrower, or the financial viability of the Development, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the Development, and the Board shall not be construed by reason of its adoption of this Resolution or any approval by the Chairman of the Board pursuant hereto, to make any such endorsement, finding or recommendation or to have waived any right of the Board or estopping the Board from asserting any rights or responsibilities it may have in such regard. Further, the approval on behalf of the Board of the issuance of the Bonds by the Authority shall not be construed to obligate the County to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds, the acquisition and rehabilitation of the Development, and the Authority shall so provide in the financing documents setting forth the details of the Bonds.

SECTION 4. REPEALING CLAUSE. All resolutions or parts thereof of the Board in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

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SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 21st day of April, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF POLK COUNTY, FLORIDA**

(SEAL)

By: _____
Martha Santiago, Ed. D., Chair

ATTEST:

STACY M. BUTTERFIELD, CLERK

By: _____
Deputy Clerk

[SIGNATURE PAGE | TEFRA RESOLUTION]

EXHIBIT A

Notice of Public Hearing and Affidavit of Publication

AFFIDAVIT OF PUBLICATION

Rhonda Bond-Collins
Rhonda Bond-Collins
255 S. Orange Ave., Suite 1350
Orlando FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

LKL The Ledger - News Chief 03/18/2026
LKL theledger.com 03/18/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/18/2026

[Signature]

Legal Clerk
[Signature]

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost: \$528.90
Tax Amount: \$0.00
Payment Cost: \$528.90
Order No: 12167678 # of Copies:
Customer No: 536357 1
PO #: Lakewood Terrace Pre

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING
CONCERNING THE ISSUANCE BY
THE HOUSING FINANCE
AUTHORITY OF POLK COUNTY,
FLORIDA
MULTIFAMILY HOUSING REVENUE
BONDS
IN THE AGGREGATE AMOUNT NOT
TO EXCEED \$27,800,000**

NOTICE IS HEREBY GIVEN pursuant to Section 187.17 of the Internal Revenue Code of 1986, as amended, of a public hearing by the Housing Finance Authority of Polk County, Florida (the Authority) to be held on March 25, 2026, at 10:00 a.m., or as soon thereafter as possible. The public hearing will be held via the following toll-free telephone conference line in lieu of physical presence at the public hearing:

TELEPHONE CONFERENCE
INSTRUCTIONS
DIAL IN NUMBER: (888) 707-6122
PARTICIPATION CODE: 6563977

The purpose of the public hearing is to receive comments and hear objections concerning the proposed issuance by the Housing Finance Authority of Polk County, Florida of its Multifamily Housing Revenue Bonds, in one or more series, in the aggregate face amount of not to exceed \$27,800,000 (the "Bonds"). The proceeds of the Bonds will be used to finance the acquisition and construction of an approximately 137 unit, multifamily rental housing facility to be located by persons of low and moderate income, known as Lakewood Terrace Apartments and located at 1216 of High St., Lakeland, Polk County, Florida (the "Development"). The Development will initially be owned and operated by Lakewood Terrace Preservation, Ltd., a Florida limited partnership.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and objections concerning the proposed issuance of the Bonds for the purposes described in the preceding paragraph and the nature and location of the Development. Written comments may be submitted to the Authority at the office of Peterano & Myers, P.A., 101 East Avenue SW, 4th Floor, Winter Haven, Florida 32880 Attention: David S. Fisher, Esq. Should any person decide to appeal any decision made by the Authority at this hearing, or by the Board of County Commissioners of Polk County, Florida ("Polk County") with respect to the approval of the issuance of the Bonds for the purposes described in the preceding paragraph, he or she will need a record of the proceedings, and he or she may need to issue that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Comments made at the hearing are for the consideration of the Authority or Polk County and will not bind the Authority or Polk County to any action it may take.

In accordance with the Americans with Disabilities Act of 1990, as amended, persons needing a special accommodation to participate in this proceeding should contact the Housing Finance Authority of Polk County, Florida at (888) 876-7611 at least 48 hours in advance of the public hearing excluding Saturday and Sunday.

All interested persons are invited to present their comments on the date and time set forth above.
HOUSING FINANCE AUTHORITY OF
POLK COUNTY, FLORIDA
12167678 3/18/26

EXHIBIT B

Meeting Minutes

**MINUTES OF MARCH 26, 2026 PUBLIC HEARING OF THE HOUSING FINANCE
AUTHORITY OF POLK COUNTY, FLORIDA**

Pursuant to notice published in the Lakeland Ledger on March 18, 2026, a public hearing of the Housing Finance Authority of Polk County, Florida (the "Authority") was held on Thursday, March 26, 2026, telephonically using the dial-in number of 1-866-707-6122 and a participation code of 6553927.

David Fisher presided over the hearing.

The hearing was attended by the following persons:

David Fisher, attorney with Peterson & Myers, P.A., Counsel for the Authority

Rhonda D. Bond-Collins and David M. Rothman, Bryant Miller Olive P.A. – Bond counsel

The telephone line was opened at 10:00 a.m. and the meeting was called to order at 10:03 a.m.

During the meeting, the following occurred:

1. Mr. Fisher opened the public hearing and conducted the TEFRA hearing.
2. Mr. Fisher solicited public comment. No members of the public attended the meeting other than the persons referred to above.
3. There being no public comment, Mr. Fisher closed the public hearing at 10:08 a.m.



David G. Fisher, Counsel for the Authority