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Tax Equity and Fiscal Responsibility Act (“TEFRA”) Minutes

Multifamily Housing Revenue Bonds – Emerald Palms Apartments

An advertised (“TEFRA”) Public Hearing was held by the Housing Finance Authority of Broward County, Florida, on Thursday, April 5, 2018 at 9:30 a.m., located at 110 Northeast 3rd Street, Suite 300, Fort Lauderdale, Florida.

The meeting was called to order by the Executive Director, Ralph Stone at 9:30 a.m.

Calling of the Roll was conducted by Sonia Isme.

Present:

HFA Staff: Ralph Stone, Executive Director, Norman Howard, Manager, Sonia Isme, Secretary

Public: Corinne Lajoie, City of Dania Beach, Gary Itskovich, Broad & Cassel (Emerald Palms)

Mr. Stone stated this is a public hearing by the Housing Finance Authority of Broward County, Florida, (the “Authority”) for the purpose of receiving comments and hearing discussion concerning proposed issuance by the Authority of its Multifamily Housing Revenue Bonds, in an aggregate principal amount of not to exceed \$38,000,000 in one or more series, to provide financing for the acquisition, rehabilitation and equipping for multifamily residential rental facilities known as Emerald Palms Apartments (the “Development”), consisting of approximately 318 units located on approximately 27.5 acres located at 5331 Southwest 43rd Terrace, Dania Beach, Florida, to be occupied by persons of low to moderate income and owned and operated by Emerald Palms Venture LP, a Florida Limited Partnership, or an entity related to such partnership.

Mr. Stone opened the public hearing concerning the proposed issuance by the Authority of its Multifamily Housing Revenue Bonds, in an aggregate principal amount of not to exceed \$38,000,000 in one or more series, which was advertised in the Sun-Sentinel on Tuesday, March 20, 2018. He stated the public hearing is conducted pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance by the Authority of its Multifamily Housing Revenue Bonds, and directed staff to present the affidavit of publication of the public hearing.



Mr. Howard presented the Affidavit of Publication of Notice of the public hearing, which was published on March 20, 2018, in the Sun-Sentinel, and direct that it become part of the TEFRA Minutes as Exhibit "A". (This presentation of notice will suffice to cover all hearings undertaken at this time.)

Mr. Stone asked was there anyone in the audience who wished to be heard concerning the proposed issuance Authority of its Multifamily Housing Revenue Bonds; and hearing no further discussion concerning the matter, the public hearing was closed.

The meeting was adjourned at 9:32 a.m.

SUN-SENTINEL
Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF: BROWARD/PALM BEACH/MIAMI-
DADE

Before the undersigned authority personally appeared MARK KUZNITZ, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting

Housing Finance Authority of Broward County
Monday
April 5, 2018
Housing Finance Authority

Was published in said newspaper in the issues of; Mar 20, 2018

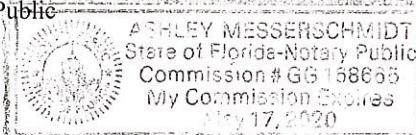
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Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD 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 or she has 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.

Mark Kuznitz
Signature of Affiant

Sworn to and subscribed before me this: March 20, 2018.

[Signature]
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

NOTICE OF PUBLIC HEARING
HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA
NOTICE IS HEREBY GIVEN, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, that the Housing Finance Authority of Broward County, Florida (the "Authority") will hold and conduct a public hearing to be held on April 5, 2018, beginning at 9:30 a.m. or as soon thereafter as such matters may be heard, at the offices of the Authority, 110 N.E. 3rd Street, Suite 300, Fort Lauderdale, Florida 33301, for the purpose of receiving comments and hearing discussion concerning the following:

The proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (the "Bonds"), in an aggregate principal amount of not to exceed \$38,000,000 in one or more series, to provide financing for the acquisition, rehabilitation and equipping for multifamily residential rental facilities known as Emerald Palms Apartments (the "Development"), consisting of approximately 318 units located on approximately 27.5 acres located at 5331 Southwest 43rd Terrace, Dania Beach, Florida, to be occupied by persons of low to moderate income and owned and operated by Emerald Palms Venture LP, a Florida Limited Partnership, or an entity related to such partnership.

All interested persons are invited to attend said hearing and, either personally or through their representatives, present oral or written comments and discussion concerning the proposed plan of financing and the nature and location of the Development. Written comments may be submitted to the Authority, 110 N.E. 3rd Street, Suite 300, Fort Lauderdale, Florida 33301, Attention: Executive Director. Should any person decide to appeal any decision made by the Authority at this hearing or by the Board of County Commissioners of Broward County, Florida (the "Board") with respect to the approval of the plan of financing, he or she will need a record of the proceedings, and he or she will 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the Au-

thority at (954) 357-4900. The Authority will submit a transcript of the statements made at the hearing to the Board, which must approve or disapprove of the issuance of the Bonds.

HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA

By: Suzanne Fejes, Executive Director
3/20/2018

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HOUSING AND COMMUNITY DEVELOPMENT DIVISION RECEIVED