



110 Northeast 3rd Street, Suite 300  
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www.Broward.org/HFA

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

### **Multifamily Housing Revenue Bonds – Regency Gardens (the “Development”)**

An advertised (“TEFRA”) Public Hearing was held by the Housing Finance Authority of Broward County, Florida, on Wednesday, April 10, 2019 at 9:30 a.m., located at 110 Northeast 3<sup>rd</sup> 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

Mr. Stone announced this is a public hearing held by the Housing Finance Authority of Broward County, Florida, for the purpose of receiving comments and hearing discussion concerning the proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (“the Bonds”), in an aggregate principal amount of not to exceed \$15,000,000 in one or more series, to provide financing for the acquisition, rehabilitation and equipping for multifamily residential rental facilities known as Regency Gardens (the “Development”), consisting of approximately 94 units located on approximately 8.75 acres located at 1525 Northwest 17<sup>th</sup> Avenue, Pompano Beach, Florida, to be occupied by persons of low to moderate income and owned and operated by Pompano Beach Leased Housing Associates II, LLLP, a Minnesota Limited Liability Partnership, or an entity related to such limited liability partnership.

Mr. Stone opened the public hearing concerning the proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (the “Bonds”) which was advertised in the Sun-Sentinel on Monday, March 25, 2019.

He stated the public hearing is being conducted pursuant to Section 147(f) of the Internal Revenue Code, as amended, with respect to the proposed issuance by the Authority of its Bonds. A transcript of the testimony given at this public hearing will be provided to the Board



of County Commissioners of Broward County at a regular meeting of the Commission, at which time the Commission will, for purposes of complying with the Code, approve or disapprove the issuance of the Bonds by the Authority.

Mr. Howard presented the Affidavit of Publication of Notice of the public hearing, published on Monday, March 25, 2019, 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 by the Authority of its Bonds; and hearing no further discussion concerning the matter, the public hearing is closed.

The meeting was adjourned at 9:35 a.m.

SUN-SENTINEL

HOUSING AND COMMUNITY  
DEVELOPMENT DIVISION  
RECEIVED

2019 APR -1 PM 2: 29

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 11745-Other Legal Notices

Was published in said newspaper in the issues of; Mar 25, 2019

6198211

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.

Signature of Affiant

Sworn to and subscribed before me this: March 25, 2019.

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 10, 2019, beginning at 9:30 a.m.  
or as soon thereafter as such matters  
may be heard, at the offices of the Au-  
thority, 110 N.E. 3rd Street, Suite 300, Fort  
Lauderdale, Florida 33301, for the pur-  
pose 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 \$15,000,000 in  
one or more series, to provide financing  
for the acquisition, rehabilitation and  
equipping for multifamily residential  
rental facilities known as Regency Gar-  
dens (the "Development"), consisting of  
approximately 94 units located on ap-  
proximately 8.75 acres located at 1525  
Northwest 17th Avenue, Pompano Beach,  
Florida, to be occupied by persons of  
low to moderate income and owned and  
operated by Pompano Beach Leased  
Housing Associates II, LLLP, a Minnesota  
Limited Liability Partnership, or an  
entity related to such partnership.

All interested persons are invited to at-  
tend said hearing and, either personally  
or through their representatives, present  
oral or written comments and discussion  
concerning the proposed plan of financ-  
ing 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 Com-  
missioners 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 verba-  
tim 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 issu-  
ance of the Bonds.

HOUSING FINANCE AUTHORITY OF BRO-  
WARD COUNTY, FLORIDA

By: Ralph Stone, Executive Director  
6198211 3/25/2019