



110 Northeast 3rd Street, Suite 300  
Fort Lauderdale, Florida 33301  
Tel: 954.357.4900  
Fax: 954.357.8221  
[www.Broward.org/HFA](http://www.Broward.org/HFA)

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

### **Multifamily Housing Revenue Bonds – Pembroke Tower II**

An advertised (“TEFRA”) Public Hearing for Pembroke Tower II (the “Development”) was held by the Housing Finance Authority of Broward County, Florida, on Wednesday, May 12, 2021, at 9:30 a.m., telephonically due to the COVID-19 Pandemic at 110 NE 3rd Street, Suite 300, Fort Lauderdale, Florida, in reference to the Multifamily Housing Revenue Bonds.

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

#### **Present:**

##### HFA Staff:

Ralph Stone, Executive Director  
Norman Howard, Manager  
Sonia Isme, Secretary

##### Public Participation:

Brie Lemmerman (Phone Conference)

Mr. Stone announced a public hearing was being 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 Mortgage Revenue Bonds (“the Bonds”), in an aggregate principal amount of not to exceed \$14,000,000 in one or more series, to provide financing for the acquisition, construction, and equipping of multifamily residential rental facilities known as “Pembroke Tower II” (the “Development”), consisting of approximately 88 units located on approximately 1.55 acres bordering the east boundary of existing multifamily residential rental facilities known as Pembroke Tower, located at 2201 North University Drive, Pembroke Pines, Florida, to be occupied by persons of low to moderate income and owned and operated by SP Broward LLC, or an entity related to such limited liability company.

Mr. Stone opened the public hearing concerning the proposed issuance by the Authority of its Multifamily Housing Mortgage Revenue Bonds (the “Bonds”).

Mr. Stone mentioned the public hearing was 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 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 Friday, April 30, 2021, in the Sun-Sentinel, and directed that it become part of the TEFRA Minutes as Exhibit "A". The presentation of notice sufficed to cover all hearings undertaken for Pembroke Tower II.

Mr. Stone inquired of the audience who wished to be heard concerning the proposed issuance by the Authority of its Multifamily Housing Mortgage Revenue Bonds to provide financing for the acquisition, construction, and equipping of multifamily residential rental facilities known as Pembroke Tower II (the "Development").

The hearing was closed at 9:34 a.m.

EXHIBIT A

**Sold To:**

Housing Finance Authority of Broward County - CU00117200  
110 NE 3rd St Suite 300 Suite 300, Suite 300  
FORT LAUDERDALE,FL 33301

**Bill To:**

Housing Finance Authority of Broward County - CU00117200  
110 NE 3rd St Suite 300 Suite 300, Suite 300  
FORT LAUDERDALE,FL 33301

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Illinois**  
**County Of Cook**

Before the undersigned authority personally appeared Jeremy Gates, 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:

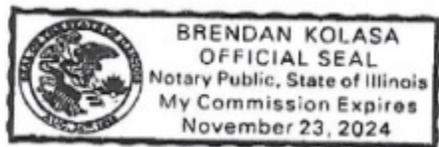
The matter of 11720-Notice of Public Meeting ,  
Housing Finance Authority of Broward County  
Was published in said newspaper in the issues of; Apr 30, 2021

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: May 12, 2021.

Signature of Notary Public



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

**Affidavit Delivery Method:** E-Mail and U.S. Mail  
**Affidavit Email Address:** NHOWARD@broward.org  
6942006

## EXHIBIT A

**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 Wednesday, May 12, 2021, beginning at 9:30 a.m. or as soon thereafter as such matters may be heard. The public hearing will be held via the following toll-free telephonic conference line in lieu of physical presence at the public hearing:

Dial In Number: 1-888-585-9008

Conference Room ID: 254-496-547

The purpose of the public hearing is to receive comments and hear discussion concerning the proposed issuance by the Authority of its Multifamily Housing Mortgage Revenue Bonds and/or Notes (the "Bonds"), in an aggregate principal amount of not to exceed \$14,000,000 in one or more series, to provide financing for the acquisition, construction, and equipping of multifamily residential rental facilities known as "Pembroke Tower II" (the "Development"), consisting of approximately 88 units located on approximately 1.55 acres bordering the east boundary of existing multifamily residential rental facilities known as Pembroke Tower, located at 2201 North University Drive, Pembroke Pines, Florida, to be occupied by persons of low to moderate income and owned and operated by SP Broward LLC, or an entity related to such limited liability company.

All interested persons are invited to attend said hearing via teleconference 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 Authority 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.

**EXHIBIT A**

HOUSING FINANCE AUTHORITY OF BRO-  
WARD COUNTY, FLORIDA

By: Ralph Stone, Executive Director  
4/30/2021 6942006

Order # - 6942006