

**CAPITAL PROJECTS FINANCE AUTHORITY SPECIAL MEETING
AUGUST 04, 2026, AT 5:30 P.M IN THE CITY COUNCIL CHAMBERS, CITY HALL
299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA 33471**

Board Members Present: Marcus Decker, Chairman
 Wayne Browning
 Alisha Beck
 Bradley Smith
 RaShonda Croskey

Others Present: Ashley Wills, City Clerk
 Larry Tibbs, City Manager
 Brad Simmons, Public Works Superintendent
 Steve Ramunni, City Attorney

ITEM 1: ROLL CALL: Given By Decker.

ITEM 2: DISCUSS AND/OR APPROVE THE FOLLOWING MEETING MINUTES:

June 02, 2022, Special Meeting Minutes.

MOTION: By Smith to approve June 02, 2026, Special Meeting Minutes, seconded by Croskey.
Motion carried.

**ITEM 3: APPROVE THE AUTHORIZING CaPFA RESOLUTION 2026-04 FOR THE
CaPFA HOUSING REVNUUE BONDS (PRG FLETCHER PROPERTIES LLC PROJECT
AT USF TAMPA CAMPUS), SERIES 2026:**

Ken states USF is converting a 120 plus acer Golf Corus that has been closed for a while and developing a mixed-use district for the University. Part of the first phase is a 700-bed student hall and 150 apartment units for affiliate housing. This Resolution is authorizing CaPFA to issue bonds on behalf of Provident or its affiliate. In component to this the University is also building a research building, 150 key Hotel with a conference center and 60,000 sq ft of retail within the first phase. The Hotel and retail will be financed with private equity and the University with be seeking funds from the States Legislature for the research facility. The City of Tampa has given us their local TEFRA approval along with an interlocal agreement.

MOTION: By Croskey to approve authorizing CaPFA Resolution 2026-04 for the CaPFA Housing Revenue Bonds (PRG Fletcher Properties LLC Project at USF Tampa Campus), Series 2026, seconded by Beck. Motion carried.

Ken states we have had some conversations on things that are percolating up. Florida Polytechnic University in Lakeland has decided to do a P3 project of their own, on the same timeline as USF. They have not gotten their Board of Governors approval yet. So, we don't have an application yet. They decided to have CaPFA as the issuer of that project, Florida Poly will ground lease land to a Company called S.F.P. You all may remember that name because we are doing a project for UCF in Orlando using S.F.P as the owner as the project. In that project the borrower is going to ask to issue bonds and, in that case, they are using JP Morgan Securities. I prepared a conflict waiver because as it turns out we do underwriters work for JP Morgan Securities. We have two matters open; one is with Miami-Dade County for their utility system and another for Marion County Schools. Florida Polytechnic has asked us to draft their P3 agreement, that is the ground lease between the borrower and some administrative agreements. None of that puts CaPFA at adverse conflict directly. We wanted to get a conflict-of-interest letter to let JP Morgan and Florida Polytechnic know.

MOTION: By Beck to authorize Ramunni to review/approve the letter of conflict waiver with JP Morgan, seconded by Smith. Motion carried.

ITEM 4: ANY OTHER BUSINESS:

None.

ITEM 5: ADJOURNMENT:

MOTION: By Beck to adjourn the meeting, seconded by Browning. Motion carried.

Ashley Wills, City Clerk
Meeting adjourned at 5:48 P.M.

Marcus Decker, Chairman

THESE MINUTES ARE NOT VERBATIM, IF ANYONE WISHES TO LISTEN TO THE MEETING IN ITS ENTIRETY, DIGITAL RECORDINGS ARE AVAILABLE.