CAPITAL PROJECTS FINANCE AUTHORITY SPECIAL MEETING
OCTOBER 6, 2026, AT 5:30 P.M IN THE CITY COUNCIL CHAMBERS, CITY HALL
299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA 33471

Board Members Present:	Alisha Beck, Chairman Bradley Smith RaShonda Croskey Jacob Eighner (late 5:45 p.m.) Timothy Jones (late 5:32 p.m.)
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 Beck.

ITEM 2: APPROVE INDUCEMENT RESOLUTION No. 2027-02 FOR THE CaPFA EDUCATIONAL FACILITIES REFUNDING REVENUE BONDS (FLAGLER COLLAGE, INC. PROJECT), SERIES 2026:

Singleton states Flagler Collage is located in St. Augustine FL; they are looking to issue approximately $18 million dollars in educational facilities refunding revenue bonds. This will refund their outstanding 2016 A, 2016 B and 2017 bond.

Ramunni reads Resolution No. 2027-02 aloud.

MOTION: By Croskey to approve Inducement Resolution No. 2027-02 for the CaPFA Educational Facilities Refunding Revenue Bonds (Flagler Collage, INC. Project), Series 2026, seconded by Smith. Motion carried.

ITEM 3: APPROVE INTERLOCAL AGREEMENT WITH THE CITY OF ST. AUGUSTINE IN CONNECTION WITH THE CaPFA EDUCATIONAL FACILITIES REFUNDING REVENUE BONDS (FLAGLER COLLAGE, INC. PROJECT), SERIES 2026:

MOTION: By Croskey to approve the Interlocal Agreement with the City of St. Augustine in connection with the CaPFA Educational Facilities Refunding Revenue Bonds (Flagler Collage, INC. Project), Series 2026, seconded by Smith. Motion carried.

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ITEM 4: APPROVE INDUCEMENT RESOLUTION No. 2027-03 FOR CaPFA STUDENT HOUSING REVENUE BONDS (SFP- SOLARIS, LLC PROJECT), SERIES 2026:

Singleton states SFP is looking to issue approximately $140 million dollars in housing revenue bonds. They will be providing a 600-bed student housing facility and related surface parking.

Ramunni reads Resolution No. 2027-03 aloud.

MOTION: By Smith to approve Inducement Resolution No. 2027-03 for the CaPFA Student Housing Revenue Bonds (SFP- Solaris, LLC Project), Series 2026, seconded by Jones. Motion carried.

ITEM 5: APPROVE INTERLOCAL AGREEMENT WITH POLK COUNTY IN CONNECTION WITH THE CaPFA STUDENT HOUSING REVENUE BONDS (SFP-SOLARIS, LLC PROJECT), SERIES 2026:

MOTION: By Smith to approve the Interlocal Agreement with Polk County in connection with the CaPFA Student Housing Revenue Bonds (SFP- Solaris, LLC Project), Series 2026, seconded by Jones. Motion carried.

Ken states one of my partners, has been asked to represent Bank Of America in airport financing for Hillsborough County Aviation Authority. We don't believe there is a legal conflict, these letters we bring before you are to make you aware of the fact that sometimes situations arise where our partners may show up representing one of the bankers that are selling your bonds.

MOTION: By Croskey to approve the conflict waiver for Bank of America, seconded by Smith motion carried.

Ken states there are two resident's halls in Tallahassee. One is called Heritage West, and the other is South Gate. South Gate is a residential tower right across the street from the front gate of FSU. Bonds were issued years ago and have now gone into default and the bond holders that own the bond foreclosed on their mortgage on South Gate, they also foreclosed on their lease hold interest on Heritage West. They are owned out right by a workout firm, which is where they buy distressed properties and get them ready for sale. They had approached CaPFA to see their interest, they knew CaPFA was the owner of Legacy Point & Landings Projects at UCF. What they are purposing is similar to Legacy Point & Landings, CaPFA would be the owner of both Projects. In addition to that you'll would be the issuer to the bonds. How we did that at UCF is CaPFA creates a separate legal entity under your Ordinance to own the assets. Then you, as the Authority Board act as the conduit issuer of bonds.

ITEM 6 DISCUSSION ON CaPFA FUNDING VARIOUS PROJECTS:

Eighner states I asked for this to be on the agenda. We want to do some projects we have been desiring for quite some time. We have a community building where we hold an annual festival it's in need of upgrades to the restrooms they are not ADA accessible. The electric/ utility boxes wires are hanging out everywhere. We would like to do some improvements in our City Park and along

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our Caloosahatchee River Walk. Also, the Pavillion at the Park we would like a new one due to the one we currently have is full of termites.

Tibbs states Vanassche will be here later. The major projects that we usually submit through the States because we there is a good chance of getting those projects funded. We did try with the Chalo Nitka Building but we could not go through that agency. These projects are smaller and we probably have very little chance of receiving funding for them.

Ramunni states I would suggest making a list of the smaller projects and get an analysis of how much it's going to cost, and the board can decide from there.

ITEM 7: ADJOURNMENT:

MOTION: By Croskey to adjourn the meeting, seconded by Smith. Motion carried.

Ashley Wills, City Clerk **Alisha Beck, Chairman**
Meeting adjourned at 5:53 P.M.

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