Resolution No. R-26-140

RESOLUTION APPOINTING A MEMBER OF THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

WHEREAS, pursuant to the provisions of Part IV of Chapter 159 of the Florida Statutes cited as the "Florida Housing Finance Authority Law" and other applicable provisions of law, Manatee County Ordinance 79-6 and 91-40 and a Resolution Declaring the Need for the Housing Finance Authority of Manatee County, Florida, To Function and Appointing the Members Thereof adopted October 30, 1979, by the Board of County Commissioners of Manatee County, Florida, was created providing for the appointment of the membership thereof by the Board of County Commissioners, and

WHEREAS, a Resolution Appointing a Member of the Housing Finance Authority of Manatee County, Florida, (R-22-118) was adopted October 11, 2022, by the Board of County Commissioners of Manatee County, Florida, appointing Richard M. Pierro as a member of said Housing Finance Authority for a term of four years and said term expires October 31, 2026; and

WHEREAS, it is necessary, expedient and to the best interests of the County of Manatee, Florida, this Board of County Commissioners and the Housing Finance Authority of Manatee County, Florida, to appoint a member of said Housing Finance Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

1, Richard M. Pierro, whose address is 541 Mast Drive, Bradenton, Florida, 34208, is hereby appointed and designated as a member of the Housing Finance Authority of Manatee County, Florida, for a term of four years commencing as of the date hereof and terminating October 31, 2030, or as soon thereafter as his successor in office has been duly appointed, designated and qualified.

2. It is hereby determined that at least three (3) members of said Housing Finance Authority as presently constituted as of the date hereof are knowledgeable at one of the following fields: labor, finance or commerce.

3. The Chairman of the Board of County Commissioners is hereby authorized to sign on behalf of said Board of County Commissioners Certificate in duplicate of the appointment and designation of the person named in paragraph 1 hereof and to cause one copy of said Certificate to be filed with the Clerk of the

Circuit Court and one copy of said Certificate to be furnished to the particular person designated therein.

4. The Clerk of the Circuit Court as Clerk of this Board of County Commissioners is hereby authorized and directed to cause a true and correct copy of this Resolution and the foregoing mentioned Certificate to be furnished to the Housing Finance Authority of Manatee County, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

ADOPTED with a quorum present and voting this 20th day of October, 2026.

ATTEST: Angelina Colonneso
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Robin Toth, DC

By: _____
Chairperson

FILED WITH THE CLERK 10/20/26

CERTIFICATE OF MEMBERSHIP TO THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

It is hereby certified that pursuant to the provisions of Part IV of Chapter 159 of the Florida Statutes cited as the "Florida Housing Finance Authority Law" and Manatee County Ordinances No. 79-6 and 91-40 and other applicable provisions of law, the Board of County Commissioners of Manatee County, Florida, duly adopted this date a Resolution Appointing A Member of the Housing Finance Authority of Manatee County, Florida, wherein Richard M. Pierro, whose address is 541 Mast Drive, Bradenton, Florida, 34208, was duly appointed effective as of this date as a member of said Housing Finance Authority for a term commencing as of this date and terminating October 31, 2030, or as soon thereafter as his successor in office has been duly appointed, designated and qualified.

DATED this 20th day of October, 2026.

ATTEST: Angelina Colonneso
Clerk of Circuit Court

By: _____

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Chairman

ANGELINA "ANGEL" COLONNESO

Manatee Clerk of the Circuit Court & Comptroller

1115 Manatee Avenue West, Bradenton, Florida 34205 • (941) 749-1800
Mail: P.O. Box 25400, Bradenton, Florida 34206 • www.ManateeClerk.com

October 21, 2026

TO: Angela Abbott, Attorney
Housing Finance Authority of Manatee County
435 – 12th Street West, Suite 117
Bradenton, FL 34205

FROM: Clerk of Circuit Court
Board Records Department
Robin Toth
P. O. Box 25400
Bradenton, FL 34206

RE: **Certified Copy** of Resolution R-26-140, re-appointing Richard M. Pierro, to the Housing Finance Authority of Manatee County, and executed Certificate of Membership

APPROVED AND ADOPTED: In open session by the Manatee County Board of County Commissioners on October 20, 2026

AMC:RT
Enclosures: Certified copy of Resolution R-26-140 and executed Certificate of Membership

cc: Board Records

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 - Regular Meeting

Subject
Adoption of Resolution R-26-140, re-appointing Richard M. Pierro to the Housing Finance Authority of Manatee County, Florida; and Execution of the Certificate of Membership, Deborah Ash, Housing and Community Development Coordinator

Category
CONSENT AGENDA

Briefings
None

Contact and/or Presenter Information
Deborah Ash, Housing and Community Development Coordinator, ext. 3478
Helena Yeatment, Affordable Housing Development Coordinator, ext. 6296

Action Requested
Adoption of Resolution R-26-140, re-appointing Richard M. Pierro to the Housing Finance Authority of Manatee County, Florida; and
Authorization for the Chairperson to sign the Certificate of Membership for the Housing Finance Authority Appointment.

Enabling/Regulating Authority
Section 159.605, Florida Statutes
Manatee County Ordinances 79-6 and 91-40

Applicable Advisory Board
N/A

Background Discussion
On December 1, 2015, the Board of County Commissioners approved the attached written protocol to govern appointment to the Housing Finance Authority (Authority) of Manatee County, Florida. The protocol was developed by counsel for the Authority, with input from the County Attorney.

Notice of the Authority vacancy was published in the Bradenton Herald on August 23, 2026, and was posted on the Authority's website on August 20, 2026. One application was received for the appointment which was that of Richard M. Pierro on August 26, 2026.

The term of Richard M. Pierro will expire on October 31, 2026. Mr. Pierro has extensive experience in commerce and finance, as well as many years of knowledge and experience

with the Authority. The Authority is requesting the re-appointment of Richard M. Pierro for an additional four year term ending on October 31, 2030.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please ensure the Chairperson signs page 2 of the Resolution.
Please provide one (1) signed copy of the Resolution and Certificate of Membership to Angela Abbott, Attorney for the Authority at angela@angelaabbott.com, Deborah Ash at deborah.ash@mymanatee.org and Helena Yeatman at Helena.yeatman@mymanatee.org.
Distributed 10/21/26, RT

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

435 12th Street West, Suite 117
Bradenton, Florida 34205
(877) 264-0334

September 29, 2026

Board of County Commissioners
of Manatee County, Florida
P. O. Box 1000
Bradenton, FL 34206-1000

Re: Proposed re-appointment of Richard M. Pierro as member of the Housing Finance Authority of Manatee County, Florida

Dear County Commissioners:

Manatee County Ordinances 79-6 and 91-40 created this Housing Finance Authority (the "Authority") and provide for the operation thereof, including the appointment of members by the Board of County Commissioners in staggered terms of four years each. On December 1, 2015, the Board of County Commissioners approved a Protocol for Appointments to the Authority (enclosed), which includes publication in the Bradenton Herald and posting to the Authority's website of a notice of application for appointment to the Authority. Pursuant to the Protocol, the notice was published in the Bradenton Herald on August 23, 2026, and was posted to the website on August 20, 2026. The Bradenton Herald publisher's affidavit is enclosed.

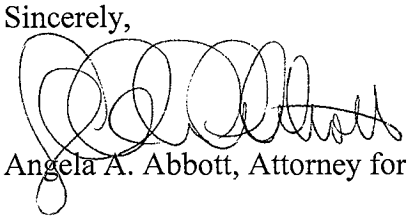
The regular term of Richard M. Pierro will expire on October 31, 2026, or as soon thereafter as a successor in office has been duly appointed by the Board of County Commissioners. The only application received for this appointment was that of Richard M. Pierro on August 26, 2026, a copy of which is enclosed.

Richard M. Pierro has been a member of this Authority since January 8, 1991, and has been consecutively re-appointed to the Authority since that time. Mr. Pierro has extensive experience in commerce and finance. He is an extremely valuable member because of his knowledge and experience with the Authority. He has been very active in the activities and programs of the Authority, and is currently serving as Chairman.

Richard M. Pierro, Chairman | Hugh D. Miller, 1st Vice Chairman | Darryl Weaver, 2nd Vice Chairman | James J. Heagerty, Jr., 3rd Vice Chairman | Frank R. Dodson, III, Secretary/Treasurer | Angela A. Abbott, Attorney/Administrator

It is respectfully requested that this matter be presented at the meeting of the Board of County Commissioners of October 20, 2026, so that the re-appointment of the member of this Authority may be completed before the term of office expires. I have prepared the enclosed proposed Resolution and the proposed Certificate of Appointment for use by county administration in connection with this matter.

Sincerely,



Angela A. Abbott, Attorney for Authority

Enclosures

cc: Pamela D'Agostino, Esquire (via email)
Deborah Ash (via email)
Tracie Adams (via email)
Helena Yeatman (via email)
Quantana Acevedo (via email)
Richard M. Pierro (via email)

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
32877	IPL0367851	Legal Ad - IPL0367851		1.0	33.0L

ATTENTION: ABBOTT ANGELA A IP
4420 S WASHINGTON AVE
TITUSVILLE, FL 32780
angelaabbott@cfl.rr.com

NOTICE OF APPLICATION FOR APPOINTMENT TO HOUSING FINANCE AUTHORITY

Manatee County Government is seeking local qualified citizens to serve on the Housing Finance Authority of Manatee County. The purpose of the Housing Finance Authority is to assist in the alleviation of the shortage of affordable housing by providing financing through the issuance of revenue bonds and other programs. This board is voluntary and members are appointed by the Board of County Commissioners for four years. Applications are currently being accepted for one position for a person who is knowledgeable in the labor, finance or commerce field. Applications are available online at: https://www.mymanatee.org/connect/forms/forms-listing-a-z/form-details/advisory-board-application Please submit applications, within 14 days of publication of this Notice, to the Housing Finance Authority by email to abbott@manateehfa.org, and by mail to Housing Finance Authority of Manatee County, 435 12th Street West, Suite 117, Bradenton, FL 34205.
IPL0367851
Aug 23 2026

THE STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
COUNTY OF MANATEE
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
08/23/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

DIGITALLY SIGNED

Sherry Chasteen

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Aug 24, 2026, 10:28 AM ED

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010961
MY COMMISSION EXPIRES MAY 28, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Protocol for Appointments to
Housing Finance Authority of Manatee County

1. General

   Part IV of Chapter 159, Florida Statutes, known as the Florida Housing Finance Authority Law, authorizes the creation of local housing finance authorities as separate public bodies for the purpose of assisting in the alleviation of the shortage of affordable housing by providing financing through the issuance of revenue bonds and other programs. The Housing Finance Authority of Manatee County ("the Authority") was created as a separate public body corporate and politic pursuant to section 159.604(1), Florida Statutes, following the enactment by the Board of County Commissioners of Manatee County, Florida (the "County Commission") of Ordinance No. 79-6 on July 17, 1979, as amended by Ordinance No. 91-40 enacted by the County Commission on May 7, 1991, and a resolution declaring the need for the Authority adopted by the County Commission on October 30, 1979. The Authority differs from other advisory boards in that it is a dependent special district with independent policy making powers. It operates in compliance with Part I of Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act, by adopting, filing and posting required information and financial reports, including its budget and audit.

2. Appointment and Qualifications of Authority Members

   Pursuant to Section 159.605, Florida Statutes and Section 4 of Ordinance No. 79-06, the Board of County Commissioners appoints five (5) Authority members for four year terms. Not less than three of the Authority's board members are required to be knowledgeable in one of the following fields: labor, finance or commerce. Due to the complex nature of the subject matter before the Authority, the following qualifications should be considered:

   a. Background, experience and knowledge of:
      1. advocacy for affordable housing in Manatee County, and the housing and real estate industry in general;
      2. the structure and framework of single family and multi-family housing bond financing, and conventional and government mortgage lending, servicing and securitization;
      3. custodial financial reporting, Government Accounting Standards Board budgeting and audit requirements, and general knowledge of financial matters and markets; and,
      4. the importance of the interaction between local and state government agencies, government in the sunshine laws and financial disclosure requirements, and general knowledge of local, state and federal rules and regulations governing the operation of housing finance authorities.

   b. Leadership and contributive potential:
      1. Reputation for integrity, responsibility and commitment to the community;

2. Ability to contribute to and participate in decision making process;
3. Ability to attend Authority meetings and educational conferences; and,
4. Past and present leadership experience and participation in community services.

3. Procedure for appointment of members

Members of the Authority serve four year terms with staggered maturities ending on October 31st. Upon the maturity of the term of office, or other vacancy, the following procedure shall be followed for the selection of the proposed member to fill the vacancy:

a. Not less than forty five (45) days prior to the expiration of the term of office, or within thirty (30) days of the creation of a vacancy due to death, resignation or removal, the Authority shall publish a notice in the Bradenton Herald in the form attached hereto as Exhibit A (the "Notice"). The Authority shall also simultaneously post the Notice on its website;

b. Applicants shall complete the Application for Advisory Board/ Committee/Commission which can be found at: https://www.mymanatee.org/home/government/board-of-commissioners/advisory-boards.html

c. Within fourteen days of the publication of the Notice, applicants shall submit their applications by email to the Authority at abbott@manateehfa.org, and by mail to: Housing Finance Authority of Manatee County, 435 12th Street West, Suite 117, Bradenton, FL 34205.

d. The Authority Administrator/Attorney shall:

   i. compile the applications and submit them, along with a selection recommendation, if any, to the Board of County Commissioners not less than fifteen (15) days prior to the meeting at which the appointment will be considered; and,
   ii. prepare and submit the proposed Resolution appointing the member to be adopted by the Board of County Commissioners and Certificate of Membership certifying the appointment.

e. The Board of County Commissioners shall make the final selection of the member to fill the vacancy on the Authority from the applicants who timely submit Applications.

Exhibit A

NOTICE OF APPLICATIONS FOR APPOINTMENT TO

HOUSING FINANCE AUTHORITY

Manatee County Government is seeking a local qualified citizen to serve on the Housing Finance Authority. The purpose of the Housing Finance Authority is to assist in the alleviation of the shortage of affordable housing by providing financing through the issuance of revenue bonds and other programs. This board is voluntary and members are appointed by the Board of County Commissioners for four years. Applications are currently being accepted for one vacancy for a person who is knowledgeable in the labor, finance or commerce field. Applications are available online at: https://www.mymanatee.org/home/government/board-of-commissioners/advisory-boards.html

Please submit applications, within 14 days of publication of this Notice, to the Housing Finance Authority by email to abbott@manateehfa.org, and by mail to Housing Finance Authority of Manatee County, 435 12th Street West, Suite 117, Bradenton, FL 34205.

Advisory Board Application

Manatee County Government

Submitted On:
Aug 25, 2026, 12:02PM EDT

Select Advisory Board	Housing Finance Authority of Manatee County
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Richard **Last Name:** Pierro
Home Address	**Street Address:** 541 Mast Dr. **City:** Bradenton **State:** FL **Zip:** 34208
Is your mailing address the same as your home address?	Yes
Home Phone	9417134412
Work Phone	9417573681
Cell Phone	9417134412
Email	Rich@kpins.com
Occupation (if retired, please indicate)	Insurance
Business Name	K&P Benefits
Business Address	**Street Address:** 541 Mast Dr. **City:** Bradenton **State:** FL **Zip:** 34208
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 2
Do you reside in unincorporated Manatee County?	Yes
Gender	Male

Race	Caucasian
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	Chairman of the Housing Finance Authority
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	Nona
Why do you want to serve on this Advisory Board or Committee?	Yes please
Describe your education and experience that will provide a benefit to this Advisory Board.	I'm the CEO and owner of K&P Benefits for over 40 years. I am also an active member of the state board for FLALHFA, which works very hard to get full funding for the Sadowski funds. ,
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	I am a ChFC, CLU, ChHC, RHU, All with the American College.
List organizations and positions in which you serve in local civic or community groups.	1. Past Chairman of the Board for the Manatee Chamber of Commerce 2. Past Chairman of the Big Brothers and Big Sisters 3. Past Chairman of the St. Joseph Catholic School Board.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Detail your education in subjects or courses related to investment practices, products, and strategies.	I am a ChFC, CLU, ChHC, RHU, All with the American College.
Describe your specific background and experience in any or all of the following:: Development and review of investment policies and	I am a ChFC, CLU, ChHC, RHU, All with the American College.

accompanying reports; managing investment portfolios and total value of said portfolio; maintaining investment objectives of safety of capital, liquidity of funds, and investment income; consideration of economic outlook, risks and investment results and work with federal, state, or local government entities.	
Upload File(s)	
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Richard Last Name: Pierro Email Address: Rich@kpins.com  Signed at: August 25, 2026 11:59am America/New_York
Date	**Month:** 8 **Day:** 25 **Year:** 2026

Resolution No. R-26-140

RESOLUTION APPOINTING A MEMBER OF THE
HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

WHEREAS, pursuant to the provisions of Part IV of Chapter 159 of the Florida Statutes cited as the "Florida Housing Finance Authority Law" and other applicable provisions of law, Manatee County Ordinance 79-6 and 91-40 and a Resolution Declaring the Need for the Housing Finance Authority of Manatee County, Florida, To Function and Appointing the Members Thereof adopted October 30, 1979, by the Board of County Commissioners of Manatee County, Florida, was created providing for the appointment of the membership thereof by the Board of County Commissioners, and

WHEREAS, a Resolution Appointing a Member of the Housing Finance Authority of Manatee County, Florida, (R-22-118) was adopted October 11, 2022, by the Board of County Commissioners of Manatee County, Florida, appointing Richard M. Pierro as a member of said Housing Finance Authority for a term of four years and said term expires October 31, 2026; and

WHEREAS, it is necessary, expedient and to the best interests of the County of Manatee, Florida, this Board of County Commissioners and the Housing Finance Authority of Manatee County, Florida, to appoint a member of said Housing Finance Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

1, Richard M. Pierro, whose address is 541 Mast Drive, Bradenton, Florida, 34208, is hereby appointed and designated as a member of the Housing Finance Authority of Manatee County, Florida, for a term of four years commencing as of the date hereof and terminating October 31, 2030, or as soon thereafter as his successor in office has been duly appointed, designated and qualified.

2. It is hereby determined that at least three (3) members of said Housing Finance Authority as presently constituted as of the date hereof are knowledgeable at one of the following fields: labor, finance or commerce.

3. The Chairman of the Board of County Commissioners is hereby authorized to sign on behalf of said Board of County Commissioners Certificate in duplicate of the appointment and designation of the person named in paragraph 1 hereof and to cause one copy of said Certificate to be filed with the Clerk of the

Circuit Court and one copy of said Certificate to be furnished to the particular person designated therein.

4. The Clerk of the Circuit Court as Clerk of this Board of County Commissioners is hereby authorized and directed to cause a true and correct copy of this Resolution and the foregoing mentioned Certificate to be furnished to the Housing Finance Authority of Manatee County, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

ADOPTED with a quorum present and voting this 20th day of October, 2026.

ATTEST: Angelina Colonneso
Clerk of Circuit Court

By:_____

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By:_____
Chairperson