

RESOLUTION R-26-136

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, APPROVING THE ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA OF ITS MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2026 (ORANGE ON 14TH STREET PROJECT) WITHIN THE MEANING OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Housing Finance Authority of Manatee County, Florida (the "Authority") was created pursuant to Part IV, Chapter 159, Florida Statutes (the "Act") and Manatee County Ordinances 79-6 and 91-40 (collectively, the "Ordinances"); and

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the "Board") heretofore adopted a resolution on October 30, 1979 (the "County Resolution"), declaring a need for the Authority to function in order to alleviate the shortage of housing and capital investment in affordable housing within Manatee County, Florida (the "County"); and

WHEREAS, the Authority is authorized pursuant to the Act and Ordinances to issue multi-family housing revenue obligations to provide affordable housing to low, moderate or middle income tenants; and

WHEREAS, Orange on 14th Street, LLC, a Wisconsin limited liability company (the "Borrower") submitted an application to the Authority for the Authority to issue its Multifamily Housing Revenue Bonds, Series 2026 (Orange on 14th Street Project), initially issued in the principal amount of \$38,650,000 (the "Bonds") to finance the acquisition and construction of a 174-unit multifamily housing project known as "Orange on 14th Street Project," located at 3700 & 3710 14th Street West, Bradenton, Florida 34205 (the "Project"); and

WHEREAS, required notice was provided, at least seven (7) days prior to the Public Hearing (as herein defined), of such hearing, a copy of the proof of publication of such notice being attached hereto as Exhibit A; and

WHEREAS, on April 14, 2026, the Authority held a public hearing (the "Public Hearing") regarding the proposed financing of the Project through the issuance by the Authority of the Bonds, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, it is intended that this Resolution shall constitute the approval of the issuance of the Bonds required by Section 147(f) of the Code; and

WHEREAS, the Authority has determined that the issuance of the Bonds to finance a portion of the Project will not be inconsistent with its mandates under the Ordinances, the County Resolution and Act; and

WHEREAS, the Borrower will own, operate and maintain the Project in accordance with the applicable laws and regulations of the State of Florida and the County; and

WHEREAS, under no circumstances will the Bonds ever constitute a debt or moral obligation of the County or the State of Florida (the "State") and no property, assets or taxing power of the County or the State are pledged in any respect for the payment of the Bonds; and

WHEREAS, the Bonds will be payable solely from the revenues derived from the operation of the Project, and secured by a first lien mortgage granted by the Borrower on the Project; and

WHEREAS, the interest rates on the Bonds will not exceed the maximum rate permitted under the laws of the State; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AS FOLLOWS:

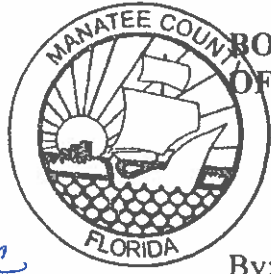
SECTION 1. That the recitals set forth above are adopted by the Board as the findings of the County and are incorporated herein.

SECTION 2. That the issuance of the Bonds is hereby approved within the meaning of Section 147(f) of the Code and Section 6 of Manatee County Ordinance Nos. 79-6 and 91-40.

SECTION 3. That this Resolution shall be effective immediately upon its adoption.

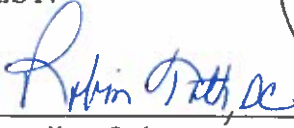
SECTION 4. That this Resolution shall not constitute any other approval that may be required in connection with the Project or the Bonds.

PASSED AND ADOPTED in regular session on this 22nd day of September, 2026.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

ATTEST:

By: 
Angelina Colonnese
Clerk of the Circuit Court and
Comptroller for Manatee County,
Florida

By: 
Chairperson

EXHIBIT A

NOTICE AFFIDAVIT

I, Angela A. Abbott, Esquire, attorney for the Housing Finance Authority of Manatee County, Florida (the "Authority") do hereby affirm that the documents attached hereto as Schedule 1 and Schedule 2 represent (a) a screen shot showing notice of the Authority's TEFRA public hearing scheduled for April 14, 2026, which notice was placed on the Authority's website on April 1, 2026, and (b) a screen shot showing said notice of public hearing as displayed on the Manatee County website on April 2, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of April, 2026.



Angela A. Abbott, Esq.

SCHEDULE 1

NOTICE OF PUBLIC HEARING

The Housing Finance Authority of Manatee County, Florida (the "Authority") will hold a public hearing on April 14, 2026, at 1:30 p.m., at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida with respect to the proposed issuance by the Authority of its approximately \$38,650,000 Multifamily Housing Revenue Bonds, Series 2026 (Orange on 14th Street Project) (the "Bonds") in one or more series. The Bonds will be issued for the principal purposes of (i) financing the acquisition, construction, equipping and development of a 174-unit multifamily housing project known as "Orange on 14th Street Project," (the "Project") owned by Orange on 14th Street, LLC, a Wisconsin limited liability company (the "Company") or a related entity, and (ii) paying costs and expenses associated with the issuance of the Bonds.

The location of the project to be financed by the Bonds is 3700 & 3710 14th Street West, Bradenton, Florida 34205. The Bonds shall be payable solely from the revenues derived from the operation of the Project. Such Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of the Authority, Manatee County, the State of Florida or any political subdivision or agency thereof. The aforementioned meeting shall be a public meeting and all persons who may be interested will be given an opportunity to be heard concerning the same. Written comments may also be submitted to the Authority prior to the hearing by delivery to Angela A. Abbott, Attorney/Administrator, Housing Finance Authority of Manatee County, Florida, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

ALL PERSONS FOR OR AGAINST SAID APPROVAL CAN BE HEARD AT SAID TIME AND PLACE. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY WITH RESPECT TO SUCH HEARING OR MEETING, (S)HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF SUCH HEARING OR MEETING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

In accordance with the Americans with Disabilities Act persons needing a special accommodation to participate in this proceeding should contact the City's office no later than seven days prior to the proceeding at the address given in this notice. Telephone: (877) 264-0334.

By order of the Housing Finance Authority of Manatee County, Florida

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

/s/ Richard M. Pierro

Chairman

FINAL BUDGET FOR FY 2024-2025

[Click to view and download the Final Budget for FY 2024 - 2025](#)

FINAL AMENDED BUDGET FOR FY 2023-2024

[Click to view and download the Final Amended Budget for FY 2023 - 2024](#)

PROPOSED BUDGET FOR FY 2024-2025

[Click to view and download the Proposed Budget for FY 2024 - 2025](#)

FINAL BUDGET FOR FY 2023-2024

[Click to view and download the Final budget for FY 2023 - 2024](#)

PROPOSED AMENDED BUDGET FOR FY 2023-2024

[Click to view and download the Proposed Amended Budget for FY 2023 - 2024](#)

PROPOSED AMENDED BUDGET FOR FY 2023-2024

[Click to view and download the Resolution Amending the 2023 - 2024 Budget](#)

PROPOSED BUDGET FY 2023-2024

[Click to view and download the Proposed Budget FY 2023 - 2024](#)

AMENDED BUDGET FOR FY 23-24



MEETING NOTICE DETAILS

Public Notices

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APRIL 14, 2026 - HOUSING FINANCE AUTHORITY PUBLIC HEARINGS [MISCELLANEOUS PUBLIC NOTICES]

April 14, 2026 - Notice of Public Hearing

NOTICE OF PUBLIC HEARING

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN of a public hearing by the Housing Finance Authority of Manatee County, Florida (the "Authority"), to be held on Tuesday, April 14, 2026, at 1:30 p.m. (local time), or as soon thereafter as possible, at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida, for the purpose of receiving comments and hearing discussion concerning a plan of financing subject to the Internal Revenue Code of 1986, as amended (the "Code"), pursuant to which the Authority will issue its Single Family Mortgage Revenue Bonds, in one or more series, in an aggregate principal amount of not to exceed \$75,000,000, pursuant to the plan of finance (the "Bonds"), the proceeds of which will be used to make available funds to purchase federally insured or guaranteed mortgage loans originated by participating local lending institutions to finance or refinance the purchase of new or existing owner occupied single family residences situated within Manatee County, Florida, and by persons or families of low, moderate or middle income (the "Project"), to purchase securities from a master servicer, endorsing interests in or backed by a pool of such mortgage loans, including, without limitation, securities issued by the federal government or agencies thereof or to be used in conjunction with a Mortgage Credit Certificate program or for multifamily housing.

The Bonds shall not be a debt, liability or obligation of the Authority or of Manatee County, Florida, or the State of Florida, or of any political subdivision thereof, but it shall be payable solely from the above referenced mortgage loans or securities evidencing an interest in or backed by a pool of such mortgage loans or real property. The Bonds are not a debt of the United States of America or any agency thereof, or of GNMA, Fannie Mae or Freddie Mac, and are not guaranteed by the full faith and credit of the United States of America.

All interested persons are invited to attend the meeting, and may submit questions or comments in advance by delivery to Angela A. Abbott, Attorney/Administrator, Housing Finance Authority of Manatee County, Florida, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure 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's office prior to the proceeding at the address given in this notice.

By order of the Housing Finance Authority of Manatee County, Florida:

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

Dr. Richard Al. Preico

Chairman

Date Published: April 2, 2026

April 14, 2026 - Notice of Public Hearing

NOTICE OF PUBLIC HEARING

The Housing Finance Authority of Manatee County, Florida (the "Authority") will hold a public hearing on April 14, 2026, at 1:30 p.m., at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida with respect to the proposed issuance by the Authority of its approximately \$34,650,000 Multifamily Housing Revenue Bonds, Series 2026 (Orange on 14th Street Project) (the "Bonds") in one or more series. The Bonds will be issued for the principal purposes of (i) financing the acquisition, construction, equipping and development of a 174-unit multifamily housing project known as "Orange on 14th Street Project" (the "Project") owned by Orange on 14th Street, LLC, a Wisconsin limited liability company (the "Company") or a related entity, and (ii) paying costs and expenses associated with the issuance of the Bonds.

The location of the project to be financed by the Bonds is 1200 & 3710 14th Street West, Bradenton, Florida 34205. The Bonds shall be payable solely from the revenues derived from the operation of the Project. Such Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of the Authority, Manatee County, the State of Florida or any political subdivision or agency thereof. The aforementioned meeting shall be a public hearing and all persons who may be interested will be given an opportunity to be heard concerning the same. Written comments may also be submitted to the Authority prior to the hearing by delivery to Angela A. Abbott, Attorney/Administrator, Housing Finance Authority of Manatee County, Florida, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

ALL PERSONS WHOSE AGAINST SAID APPROVAL CAN BE HEARD AT SAID TIME AND PLACE. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY WITH RESPECT TO SUCH HEARING OR MEETING, THEY WILL NEED TO ENSURE THAT A VERBATIM RECORD OF SUCH HEARING OR MEETING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

In accordance with the Americans with Disabilities Act persons needing a special accommodation to participate in this proceeding should contact the City's office no later than seven days prior to the proceeding at the address given in this notice. Telephone: (877) 764-0134.

By order of the Housing Finance Authority of Manatee County, Florida:

HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA

Dr. Richard Al. Preico

Chairman

Date Published: April 2, 2026

Public Notices

SCHEDULE 2

NOTICE OF PUBLIC HEARING

The Housing Finance Authority of Manatee County, Florida (the "Authority") will hold a public hearing on April 14, 2026, at 1:30 p.m., at 435 12th Street West, 2nd Floor Conference Room, Bradenton, Florida with respect to the proposed issuance by the Authority of its approximately \$38,650,000 Multifamily Housing Revenue Bonds, Series 2026 (Orange on 14th Street Project) (the "Bonds") in one or more series. The Bonds will be issued for the principal purposes of (i) financing the acquisition, construction, equipping and development of a 174-unit multifamily housing project known as "Orange on 14th Street Project," (the "Project") owned by Orange on 14th Street, LLC, a Wisconsin limited liability company (the "Company") or a related entity, and (ii) paying costs and expenses associated with the issuance of the Bonds.

The location of the project to be financed by the Bonds is 3700 & 3710 14th Street West, Bradenton, Florida 34205. The Bonds shall be payable solely from the revenues derived from the operation of the Project. Such Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of the Authority, Manatee County, the State of Florida or any political subdivision or agency thereof. The aforementioned meeting shall be a public meeting and all persons who may be interested will be given an opportunity to be heard concerning the same. Written comments may also be submitted to the Authority prior to the hearing by delivery to Angela A. Abbott, Attorney/Administrator, Housing Finance Authority of Manatee County, Florida, 435 12th Street West, Suite 117, Bradenton, Florida 34205.

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By order of the Housing Finance Authority of Manatee County, Florida.

**HOUSING FINANCE AUTHORITY OF
MANATEE COUNTY, FLORIDA**

/s/ Richard M. Pierro
Chairman