

Health Facilities Authority

June 18, 2025

4:00 pm

County Administration Building - County Manager's Training Room

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

1. Call to Order
2. Approval of the Agenda
3. Approval of Minutes
4. Old Business
5. New Business
6. Public Comment
7. Adjournment

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**MINUTES OF THE ANNUAL MEETING OF
THE ALACHUA COUNTY HEALTH FACILITIES AUTHORITY**

May 8, 2025

The annual meeting of the Alachua County Health Facilities Authority was held on May 8, 2025, at 4:30 p.m. in the Grace Knight Conference Room, Alachua County Administration Building, 2nd Floor, 12 SE First Street, Gainesville, Florida.

Agenda Item No. 1: Call Meeting to Order – Attendance/Quorum. The Vice Chairman of the Authority, Daniel D. Faron, called the meeting to order at 4:30 p.m. Present at the meeting were members, Daniel D. Faron, Vice Chairman; Troy Hart, Secretary; Jeremy Schmidt, Assistant Secretary, via Zoom; and Kristen Roberts. Also present at the meeting were John H. Haswell, Esq., attorney for the Authority; Alex Corona, Staff Liaison/Financial Management Analyst for Alachua County; Andrew Davies and Kevin Amadi, representatives of the Borrower; Brandon Powell, representing Zegler; and Michael Weiner, Bond Counsel of Holland & Knight.

Agenda Item No. 2: Notice of Meeting – Posted on the County’s Website and Published. Mr. Haswell reported that the notice of this annual meeting was posted on the official website of the Alachua County Board of County Commissioners as well as published in the Gainesville Sun on April 30, 2025 pursuant to an Affidavit of Publication. Mr. Faron then reviewed the purpose of the meeting, which is to review and approve the annual report for 2024, elect the officers of the Authority for the ensuing year and conduct a TEFRA hearing for the Oak Hammock Project as more specifically set forth in the Notice of Public Hearing.

Agenda Item No. 3: Welcome Members of the Public and Ask for any Comments. There were no members of public present in person or on Zoom.

Agenda Item No. 4: Approval of Minutes of Meeting Held on December 16, 2024. The minutes of the prior meeting of the Authority held on December 16, 2024 having been previously distributed to the members were approved following a motion by Mr. Hart and a second by Ms. Roberts.

Agenda Item No. 5: Review Terms of Office of Authority Members. Mr. Faron then called on Mr. Haswell to review the terms of the current members present, noting that the term of office for Mr. Lawrence, Mr. Hart, Mr. Schmidt, and Mrs. Roberts expire on September 30th of 2025. Mr. Faron’s term of office expires on September 30, 2028.

Agenda Item No. 6: Election of Officers – Chairman, Vice Chairman, Secretary and Assistant Secretary. On motion made by Mr. Hart and seconded by Ms. Roberts, the Authority members unanimously reelected the current officers to serve for an additional one-year term.

Agenda Item No. 7: Annual Report Review Status and Consideration for Approval. Vice Chairman Faron and Mr. Haswell then reviewed with the members the proposed 2024 Annual Report, each member of the Authority having previously received a copy of it. After discussion, on motion by Ms. Roberts and a second by Mr. Hart, the Authority members unanimously approved the 2024 Annual Report to be submitted to the Board of County Commissioners.

Agenda Item No. 8: New Business. TEFRA Hearing for Oak Hammock Project. Representatives of the Borrower, Mr. Davies and Mr. Amadi, then reviewed a request by Oak Hammock at the University of Florida, Inc., a Florida not-for-profit corporation, and an organization described under Section 501(c)(3) of the

Internal Revenue Code to finance or refinance, a Project at the Oak Hammock property, including through reimbursement, among other things, approval of the plan to finance the issuance by the Authority of not to exceed \$93,500,000.00 maximum aggregate stated principal amount of retirement community revenue bonds in one or more series, as more specifically set forth in the Notice of the Public Hearing. The proceeds will be used to construct 56 new independent living units and renovation of existing common areas. The bonds will be paid solely from the revenues derived from the loan to the Borrower of the proceeds of the bonds and other financing documents and as such, the bonds shall not constitute an indebtedness or pledge of the general credit or taxing power of Alachua County, the State of Florida, or any political subdivision or agency thereof.

(a) **Public Hearing:** Vice Chairman Faron then opened a public hearing for review and discussion by Authority members, representatives of the Borrower, Bond Council, Authority Council and members of the public (if any) for or against the project.

(b) **Conduct Public Hearing:** No members of the public were present. Vice Chairman Faron asked Mr. Haswell if anyone had sent him any communications regarding this matter, either in writing, by telephone or email. Mr. Haswell noted that none were received.

(c) **Conclude Public Hearing:** Since there were no members of the public present other than those listed in Agenda Item No. 1, Vice Chairman Faron then concluded the public hearing.

(d) Vice Chairman Faron asked if there was any further discussions by the Authority members and hearing none, asked for a motion to adopt the appropriate Inducement Resolution and Memorandum of Agreement as requested by the Borrower. A motion by Mr. Hart and a second by Ms. Roberts the Authority unanimously approved the Resolution and Memorandum of Agreement. Vice Chairman Faron noted that the matter will then be taken up by the Alachua County Board of County Commissioners for its approval.

Agenda Item No. 9: Old Business/Other Business: None.

Agenda Item No. 10: Adjournment. Vice Chairman Faron asked if was any other business to come before the Authority and hearing none, the meeting was adjourned.

Respectfully Submitted:

Daniel D. Faron, Vice Chairman

Attest:

Troy Hart, Secretary