

**MINUTES OF A SPECIAL MEETING OF
THE ALACHUA COUNTY HEALTH FACILITIES AUTHORITY**

September 16, 2021

A special meeting of the Alachua County Health Facilities Authority (Authority) was held on September 16, 2021, at 4:00 p.m. in the Grace Knight Conference Room located in the Alachua County Administration Building, Second Floor, 12 SE First Street, Gainesville, Florida. The meeting was held in accordance with COVID-19 protocols, mask-wearing and social distancing, with persons present in person and via Zoom.

Agenda Item No. 1: Call Meeting to Order/Attendance/Quorum. The Chairman of the Authority, F. Parker Lawrence, called the meeting to order at 4:00 p.m. Authority members present at the meeting included: F. Parker Lawrence, Chairman (in person); Daniel D. Faron, Secretary (in person); Troy Hart, Assistant Secretary (in person); and Ernest Moyer, Vice Chairman (via Zoom), thereby constituting a quorum.

Also appearing via Zoom were John H. Haswell, Esq., attorney for the Authority; Alex Corona, Staff Liaison/Financial Management Analyst for Alachua County; Michael Wiener, Esq., of the Law Firm of Holland & Knight, bond counsel; and representative of the Borrower, including Andrew Davies, Robert Yeager, and Brandon Powell.

Agenda Item No. 2: Public Notice/Proof of Publication. Mr. Haswell reported that public notice of this meeting was published in *The Gainesville Sun* on September 8, 2021, and that proof of that publication has been furnished to the Authority. Notice of this meeting was also posted on Alachua County's website.

Agenda Item No. 3: Approval of Minutes of the August 26, 2021 Meeting. Chairman Lawrence then called for approval of the minutes of the August 26, 2021 meeting of the Authority. On motion by Mr. Faron and a second by Mr. Moyer, the Authority unanimously approved the minutes of the August 26, 2021 meeting.

Agenda Item No. 4: Public Hearing – TEFRA.

(a) Chairman Lawrence then read Section 4(a) of the Agenda into the record as follows: This public hearing is being conducted pursuant to the requirements of the federal Tax Equity and Fiscal Responsibility Act of 1982, as amended by the Tax Reform Act of 1986, collectively referred to for purposes of this hearing as "TEFRA." Oak Hammock at the University of Florida, Inc., the borrower, has requested that the Alachua County Health Facilities Authority issue for its benefit the Authority's Continuing Care Retirement Community Revenue and Revenue Refunding Bonds (Oak Hammock at the University of Florida, Inc. Project) in one or more series in an aggregate principal amount not to exceed \$85,000,000, and referenced herein as the "Bonds." The Borrower is solely obligated to repay the loan from its revenues and other security pledged to the repayment of the loan. The Authority has no financial obligation for repayment of the loan.

(b) Chairman Lawrence then noted that the Borrower previously described the project at a public workshop session of the Authority held on August 26, 2021, as follows: The proceeds of the Bonds will be loaned by the issuer to the Borrower to be applied to the Borrower's facilities located at 5100 SW 25th Boulevard, Gainesville, Florida, including, but not limited to, replacing air conditioning roof chillers, refurbishing memory care units to standard assisted living units, replacing elevators and constructing an approximately 18,000 square foot plant operations building, (ii) refund the outstanding Alachua County Health Facilities Authority Continuing Care Retirement Community Revenue Refunding Bonds (Oak Hammock at the University of Florida, Inc. Project), Series 2012A, City of Gainesville, Florida Continuing Care Retirement Community Revenue Refunding Note (Oak Hammock at the University of Florida, Inc. Project), Series 2017A and City of Gainesville, Florida Continuing Care Retirement Community Revenue Refunding Note (Oak Hammock at the University of Florida, Inc. Project), Series 2017B and which financed and refinanced the costs of acquiring, constructing and equipping the realty consisting of approximately 136 acres of land at 5100 S.W. 25th Boulevard, Gainesville, Florida and a continuing care retirement community facility containing approximately 800,000 square feet of space including (a) independent living units consisting of two multi-unit apartment buildings, villas and club homes, (b) an assisted living center with residential living suites and memory support units, (c) a health center with private skilled nursing beds, (d) a commons building, (e) related common areas and infrastructure improvements, (f) additional facilities, acquired and/or constructed by the Borrower, (g) the acquisition or construction of related and appurtenant facilities, fixtures and equipment, (h) the expansion of an existing 42-bed skilled nursing facility by up to 31 additional beds, (i) the renovation of an existing skilled nursing facility, (j) an expansion of the existing assisted living facilities by up to 15 units, and (k) the acquisition or construction of related and appurtenant facilities, fixtures and equipment, and (iii) finance the costs of issuance. The projects being financed and refinanced will be owned and operated by the Borrower.

(c) Chairman Lawrence then invited any member of the public present to speak for or against the project. Other than those persons named in Agenda Item No. 1 above, there were no members of the public present.

(d) Chairman Lawrence then asked if Mr. Haswell had received any written comments or testimony regarding this matter. Mr. Haswell advised that the Authority had received no comments, telephonically or in writing regarding the project.

Chairman Lawrence then asked Mr. Haswell if he had any questions or further discussions. Mr. Haswell then asked representatives of the Borrower if the Borrower had written procedures in place to insure that post-closing all requirements of the Federal Income Tax Law to maintain the tax exempt status of the bonds to be issued would be followed, noting that the Borrower had previously advised the Authority that it does have policies and procedures in place for that purpose and those policies and procedures currently remain in place. Mr. Haswell then summarized the Borrower's previous filings regarding the economic benefit to Alachua County that the project will bring, to which the representatives of the Borrower concurred. Mr. Haswell noted that the public purpose of the bond issue was previously described in item 4(b) above and at the public workshop session on August 26, 2021.

(e) Chairman Lawrence then concluded the public hearing, noting that there were no members of the public in attendance other than those previously mentioned to speak for or against the project nor to file any written testimony.

Agenda Item No. 5: Consideration of the Adoption of an Inducement Resolution.

Chairman Lawrence then noted that the members of the Authority had already received a proposed Inducement Resolution for the project referenced above and asked if there were any further comments. After a brief discussion, on motion by Mr. Faron and a second by Mr. Hart, the Authority unanimously adopted the Inducement Resolution for the referenced project as Resolution No. 2021-01.

Agenda Item No. 6: Old Business/Other Business. None.

Agenda Item No. 7: Adjournment. There being no further business to come before the Authority, upon motion duly made, seconded and unanimously adopted, Chairman Lawrence declared the meeting adjourned.

Respectfully submitted,

John H. Haswell, Recording Secretary

F. Parker Lawrence, Chairman

Attest:

Daniel D. Faron, Secretary