

**Housing Finance Authority – TEFRA Hearing
Pinellas County
February 5, 2026**

The Housing Finance Authority of Pinellas County (HFA) (as created by the Code of Ordinances of Pinellas County, Section 2-386) met in special session to conduct a public hearing at 9:00 AM on this date at the HFA's office located at 450 Carillon Parkway, Suite 105, St. Petersburg, Florida 33716.

Present

Kathryn Driver, Housing Finance Authority
Karmen Lemberg, Housing Finance Authority

PUBLIC HEARING TO CONSIDER PROPOSED ISSUANCE BY THE HOUSING FINANCE AUTHORITY OF PINELLAS COUNTY OF ITS MULTIFAMILY HOUSING REVENUE BONDS (LARGO STATION), SERIES [TO BE DETERMINED] IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$19,000,000 IN ONE OR MORE INSTALLMENTS OR SERIES.

Pursuant to notice published on the HFA's website on January 23, 2026, as evidenced by affidavit of publication, a public hearing was, held for the purpose of receiving comments and hearing discussion concerning the proposed issuance by the Authority of its Multifamily Housing Revenue Bonds (Largo Station), Series [to be determined], in an aggregate principal amount of not to exceed \$19,000,000 in one or more installments or series pursuant to a plan of finance, over a period of time exceeding one year, but not longer than permitted by such Section 147(f) of the Internal Revenue Code of 1986, as amended.

Ms. Driver indicated that the proceeds of the Bonds will be used to finance the acquisition, construction and equipping of a 168 unit multifamily rental housing facility for persons or families of moderate, middle or lesser income within the City of Largo, Pinellas County, to be known as Largo Station to be located at 800 8th Avenue SE, Largo, Florida, which will initially be owned and operated by SP Station LLC, a Florida limited liability company, or one of its affiliates.

No one appeared in response to Ms. Driver's call for persons wishing to be heard in favor of or in opposition to the proposed bond issuance; whereupon, she closed the public hearing.

ADJOURNMENT

Ms. Driver directed that the special session be adjourned at 9:05 AM.