

CITY OF MIAMI BEACH HEALTH FACILITIES AUTHORITY

PUBLIC HEARING

NOTICE OF PUBLIC HEARING REGARDING THE PLAN OF FINANCING INCLUDING THE PROPOSED ISSUANCE BY THE CITY OF MIAMI BEACH HEALTH FACILITIES AUTHORITY OF UP TO \$130,000,000 HOSPITAL REVENUE REFUNDING BONDS (MOUNT SINAI MEDICAL CENTER OF FLORIDA)

Notice is hereby given that a public hearing (the "Hearing") will be held by or on behalf of the City of Miami Beach Health Facilities Authority (the "Authority") on April 17, 2025, commencing at 9:00 a.m., or shortly thereafter, for the purpose of providing a reasonable opportunity for interested persons to express their views on the proposed issuance by the Authority of its City of Miami Beach Health Facilities Authority Hospital Revenue Refunding Bonds (Mount Sinai Medical Center of Florida), in one or more series as part of a plan of financing, in a maximum aggregate stated principal amount not to exceed \$130,000,000 (the "Bonds"). To participate or provide comments in person or virtually, the public may join the Hearing:

- in person at the City of Miami Beach Commission Chamber, 1700 Convention Center, Drive, 3rd Floor, Miami Beach, Florida 33139,
- via the Zoom app at: <https://miamibeachfl-gov.zoom.us/j/82699502231>,
- via telephone at: **888.475.4499 (Toll Free)**; Webinar ID: **82699502231#**, or
- via telephone at: **305.224.1969 (U.S.)**; Webinar ID: **82699502231#**.

Members of the public wanting to speak virtually on an item during the Hearing must **click the "raise hand" icon if using the Zoom app or press *9 on the telephone to raise their hand.**

The proceeds of the Bonds, which will be issued as "qualified 501(c)(3) bonds," as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the "Code"), will be loaned to Mount Sinai Medical Center of Florida, Inc. (the "Medical Center"), a not-for-profit corporation organized under the laws of the State of Florida and an organization described under Section 501(c)(3) of the Code. The Medical Center will use the proceeds of the Bonds, together with other available monies, if any, to (i) refund all or a portion of the Authority's outstanding \$126,635,000 Hospital Revenue and Refunding Bonds, Series 2014 (Mount Sinai Medical Center of Florida) (the "Refunded Bonds"), which were issued to finance and refinance

the Project (defined below), and (ii) pay certain expenses in connection with the issuance of the Bonds and the refunding of the Refunded Bonds.

The term "Project" means the costs of all or a portion of certain capital and working capital expenditures for certain health care facilities, including land, buildings, fixtures, furnishings, equipment, leasehold interests and other tangible and intangible property, which are part of the Medical Center's facilities located at 4300 Alton Road, Miami Beach, Florida 33140. The facilities comprising the Project are owned by the Medical Center and operated by the Medical Center as an integrated operation.

The Bonds and the interest thereon shall not constitute a debt, liability or obligation of the City of Miami Beach, Florida, or of the State of Florida or of any political subdivision thereof, but shall be payable solely from the sources pledged therefor, including loan payments payable under a loan agreement to be entered into by and between the Authority and the Medical Center.

Pursuant to Section 286.0105, Fla. Stat., the Authority hereby advises the public that if a person decides to appeal any decision made by the members of the Authority with respect to any matter considered at its meeting or its hearing, such person must 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. This notice does not constitute consent by the Authority for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any Authority-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

This notice is published pursuant to the requirements of Section 147(f) of the Code and the Treasury Regulations promulgated thereunder.

April 1, 2025

CITY OF MIAMI BEACH
HEALTH FACILITIES AUTHORITY