

NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED ISSUANCE OF
NOT EXCEEDING \$1,900,000,000
HILLSBOROUGH COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY,
HEALTH SYSTEM REVENUE BONDS,
BAYCARE HEALTH SYSTEM ISSUE,
SERIES 2024

A public hearing will be conducted by the Hillsborough County Industrial Development Authority (the "Authority"), on behalf of the Board of County Commissioners of Hillsborough County, Florida (the "County") on Thursday, August 1, 2024 at 10:00 a.m. at Entrepreneur Collaborative Center, 2101 E. Palm Avenue, Tampa, Florida 33602.

The hearing is open to the public and is being held pursuant to the provisions of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), with regard to the proposed issuance by the Authority of an amount not to exceed \$1,900,000,000 Hillsborough County Industrial Development Authority, Health System Revenue Bonds, BayCare Health System Issue, Series 2024 (the "Bonds"). The Bonds will be issued as "qualified 501(c)(3) bonds" as defined in Section 145 of the Code for the purpose of financing and refinancing hospital and healthcare facilities, furnishings and equipment for BayCare Health System, Inc. ("BayCare") and its affiliates, as described herein. The Bonds will be issued in one or more series during a 3-year period pursuant to a 3-year plan of finance. The first series of Bonds are expected to be issued not later than 1 year from the date of approval by the County of the plan of finance described herein.

BayCare will use the proceeds of the Bonds for the following purposes, and to pay capitalized interest on the Bonds and costs of issuance of the Bonds:

- (a) Proceeds of the Bonds in an amount not to exceed \$56,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by Trustees of Mease Hospital, Inc., located at the Mease Countryside Hospital campus at 3231 N. McMullen-Booth Road, Safety Harbor, Pinellas County, Florida, consisting of (i) construction and renovation of several buildings on the hospital campus as part of the Mease Countryside Hospital Master Facility Plan, and (ii) miscellaneous construction, renovations, improvements and equipment acquisitions.
- (b) Proceeds of the Bonds in an amount not to exceed \$43,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by Trustees of Mease Hospital, Inc., located at the Mease Dunedin Hospital campus at 601 Main Street in Dunedin, Pinellas County, Florida, consisting of miscellaneous construction, renovations, improvements and equipment acquisitions.
- (c) Proceeds of the Bonds in an amount not to exceed \$38,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by Morton Plant Hospital Association, Inc., located at the Morton Plant North Bay Hospital campus at 6600 Madison Street, New Port Richey, Pasco County, Florida, consisting of miscellaneous construction, renovations, improvements and equipment acquisitions.
- (d) Proceeds of the Bonds in an amount not to exceed \$76,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by

Morton Plant Hospital Association, Inc., located at the Morton Plant Hospital campus at 300 Pinellas Street, Clearwater, Pinellas County, Florida, consisting of miscellaneous construction, renovations, improvements and equipment acquisitions.

- (e) Proceeds of the Bonds in an amount not to exceed \$162,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by BayCare Pasco, Inc., located at the BayCare Hospital Wesley Chapel campus at 4501 Bruce B. Downs Boulevard, Wesley Chapel, Pasco County, Florida, consisting of: (i) construction, acquisition, furnishing and equipping of the new, 86-bed BayCare Hospital Wesley Chapel, and (ii) miscellaneous construction, renovations, improvements and equipment acquisitions.
- (f) Proceeds of the Bonds in a principal amount not to exceed \$126,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by St. Anthony's Hospital, Inc., at the St. Anthony's Hospital campus at 1200 7th Avenue North, St. Petersburg, Pinellas County, Florida, consisting of (i) construction and renovations of several buildings, including construction, furnishing and equipping of a new 90-bed patient tower, expansion of the emergency department, acquisition and installation of a new generator, and (ii) miscellaneous construction, renovations, improvements and equipment acquisitions.
- (g) Proceeds of the Bonds in a principal amount not to exceed \$338,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by St. Joseph's Hospital, Inc., at the St. Joseph's Hospital and St. Joseph's Children's Hospital campus located at 3001 West Dr. Martin Luther King Boulevard, Tampa, Hillsborough County, Florida and at the St. Joseph's Women's Hospital located at 3030 West Dr. Martin Luther King Boulevard, Tampa, Florida, consisting of (i) construction, furnishing and equipping of a new, freestanding Children's Hospital facility, (ii) construction, renovations, furnishing and equipping of the main St. Joseph's Hospital main facility, including, but not limited to, a new Proton Therapy Center, and expansion of operating rooms, and (iii) miscellaneous construction, renovations, improvements and equipment acquisitions.
- (h) Proceeds of the Bonds in a principal amount not to exceed \$22,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by St. Joseph's Hospital, Inc. at the St. Joseph's Hospital South campus at 6901 Simmons Loop, Riverview, Hillsborough County, Florida consisting of miscellaneous construction, renovation, improvements and equipment acquisitions.
- (i) Proceeds of the Bonds in a principal amount not to exceed \$26,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by St. Joseph's Hospital, Inc. at the St. Joseph's Hospital North campus at 4211 Van Dyke Road, Lutz, Hillsborough County, Florida consisting of miscellaneous construction, renovation, improvements and equipment acquisitions.
- (j) Proceeds of the Bonds in a principal amount not to exceed \$305,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by South Florida Baptist Hospital, Inc. at the new South Florida Baptist Hospital replacement hospital campus located at 3202 N. Park Road, Plant City, Hillsborough County, Florida, consisting of (i) the construction, furnishing and equipping of a new, 146-bed replacement hospital, (ii) demolition and costs associated with the relocation of

the South Florida Baptist Hospital from its original location at 301 North Alexander Street in Plant City to the new campus at 3202 N. Park Road, and (iii) miscellaneous construction, renovations, improvements and equipment acquisitions at the original hospital campus and at the new hospital campus.

- (k) Proceeds of the Bonds in a principal amount not to exceed \$146,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by Bartow Regional Medical Center, Inc. at the Bartow Regional Medical Center campus at 2200 Osprey Boulevard, Bartow, Polk County, Florida 33830, consisting of (i) construction, renovation and expansion of the emergency department and the intensive care unit, and (ii) miscellaneous construction, renovation, improvements and equipment acquisitions.
- (l) Proceeds of the Bonds in a principal amount not to exceed \$572,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities to be owned and operated by BayCare Manatee, Inc., or by BayCare or another wholly-owned affiliate of BayCare, consisting of the construction, furnishing and equipping of a new 154-bed hospital to be located at 6730 Moccasin Wallow Road, Palmetto, Manatee County, Florida.
- (m) Proceeds of the Bonds in a principal amount not to exceed \$60,000,000 shall be used to finance and refinance the integrated hospital and healthcare facilities owned and operated by Winter Haven Hospital, Inc. at the Winter Haven Hospital campus at 200 Avenue F N.E., Winter Haven, Polk County, Florida, at the Winter Haven Family Health Center at 100 Avenue I N.E., Winter Haven, Polk County, Florida, and at the Winter Haven Women's Health Center at 101 Avenue O S.E., Winter Haven, Polk County, Florida, consisting of miscellaneous construction, renovation, improvements and equipment acquisitions.
- (n) Proceeds of the Bonds shall be used to finance and refinance the costs of construction, furnishing and equipping of freestanding emergency room facilities to be owned and operated by BayCare or one or more of its wholly-owned affiliates as follows: (i) Bond proceeds in an amount not to exceed \$21,000,000 at 5501 S. Florida Avenue, Lakeland, Polk County, Florida, (ii) Bond proceeds in an amount not to exceed \$22,000,000 at 10416 Bloomingdale Avenue, Riverview, Hillsborough County, Florida, (iii) Bond proceeds in an amount not to exceed \$30,000,000 at 2501 Tyrone Boulevard N., St. Petersburg, Pinellas County, Florida, (iv) Bond proceeds in an amount not to exceed \$28,000,000 at 1851 Rye Road, Bradenton, Manatee County, Florida, (v) Bond proceeds in an amount not to exceed \$31,000,000 at the intersection of State Route 60 & S. Valrico Road, Brandon, Hillsborough County, Florida, (vi) Bond proceeds in an amount not to exceed \$35,000,000 at the intersection of Ridgefield Lakes Boulevard & US Route 27, Davenport, Polk County, Florida, (vii) Bond proceeds in an amount not to exceed \$27,000,000 at the intersection of Overpass Road and Curley Road, Wesley Chapel, Pasco County, Florida.
- (o) Proceeds of the Bonds will also be used to refund all or a portion of the following outstanding bonds: (i) \$50,000,000 Pinellas County Health Facilities Authority Health System Revenue Bonds, BayCare Health System Issue, Series 2009A-3 (the "2009A-3 Bonds"), (ii) \$77,215,000 City of Tampa Health System Revenue Bonds, BayCare Health System Issue, Series 2012B (the "2012B Bonds"), (iii) \$100,000,000 Polk County Industrial Development Authority Health System Revenue Bonds, BayCare Health

System Issue, Series 2014A (the “2014A Bonds”), and (iv) \$100,000,000 Hillsborough County Industrial Development Authority Health System Revenue Bonds, BayCare Health System Issue, Series 2020E and Series 2020F (the “2020 Bonds”).

The proceeds of the 2009A-3 Bonds were used to finance and refinance hospital and healthcare facilities and related equipment at Morton Plant Hospital, Morton Plant North Bay Hospital, Mease Dunedin Hospital, Mease Countryside Hospital, St. Joseph’s Hospital, St. Joseph’s Hospital North, St. Anthony’s Hospital and South Florida Baptist Hospital (original campus at 301 North Alexander Street), located at the above addresses in Clearwater, New Port Richey, Dunedin, Safety Harbor, Tampa, Lutz, St. Petersburg, and Plant City, Florida.

The proceeds of the 2012B Bonds were used to finance and refinance hospital and healthcare facilities and related equipment at Morton Plant Hospital, Morton Plant North Bay Hospital, Mease Dunedin Hospital, Mease Countryside Hospital, St. Joseph’s Hospital, St. Joseph’s Children’s Hospital, St. Joseph’s Women’s Hospital, St. Joseph’s Hospital North, St. Joseph’s Hospital South, St. Anthony’s Hospital, and South Florida Baptist Hospital (original campus) located at the above addresses in Clearwater, New Port Richey, Dunedin, Safety Harbor, Tampa, Lutz, Riverview, St. Petersburg, and Plant City, Florida.

The proceeds of the 2014A Bonds were used to finance and refinance hospital and healthcare facilities and related equipment at St. Joseph’s Hospital South located at the above address in Riverview, Florida and at the hospital and healthcare facilities owned and operated by Winter Haven Hospital, Inc. located at Winter Haven Hospital campus at 200 Avenue F N.E., Winter Haven, Polk County, Florida and at the Winter Haven Family Health Center at 100 Avenue I N.E., Winter Haven, Polk County, Florida, and at the Winter Haven Women’s Health Center at 101 Avenue O S.E., Winter Haven, Polk County, Florida.

The proceeds of the 2020 Bonds were used to finance and refinance hospital and healthcare facilities and related equipment at Morton Plant Hospital, Mease Dunedin Hospital, Mease Countryside Hospital, St. Joseph’s Hospital, St. Joseph’s Children’s Hospital, St. Joseph’s Women’s Hospital, St. Joseph’s Hospital North, St. Joseph’s Hospital South, St. Anthony’s Hospital, and South Florida Baptist Hospital (original campus) located at the above addresses in Clearwater, Dunedin, Safety Harbor, Tampa, Lutz, Riverview, St. Petersburg, and Plant City, Florida.

The public hearing is being held for the purpose of affording residents of Hillsborough County, Florida, and other interested persons an opportunity to express their views, both orally and in writing, on the proposed issuance of the Bonds and the nature and location of the projects to be financed and refinanced with the proceeds thereof.

THE BONDS WILL BE SPECIAL, LIMITED OBLIGATIONS OF THE AUTHORITY, PAYABLE SOLELY FROM PAYMENTS TO BE MADE BY BAYCARE AND ITS AFFILIATES. THE BONDS WILL NOT CONSTITUTE AN INDEBTEDNESS OF THE STATE OF FLORIDA, HILLSBOROUGH COUNTY, OR THE AUTHORITY.

The public hearing is required by Section 147(f) of the Code. Subsequent to the public hearing, the Board of County Commissioners of the County will consider whether to approve the issuance of the Bonds as required by Section 147(f) of the Code. Any person interested in the proposed issuance of the Bonds or the location or nature of the projects described herein may appear and be heard at the public hearing.

Persons are advised that if any person decides to appeal any decision made by the County with respect to any matter considered at the public hearing, such person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation in order to participate in this public hearing should submit a request by email to Thomas K. Morrison, Esq., general counsel to the Authority, 1200 West Platt Street, Suite 100, Tampa, Florida, phone: (813) 833-2578 (Voice), Email: tommor@morrisonandmills.com.

Hillsborough County Industrial Development Authority