

**Housing Finance Authority of Leon County
November 15, 2024
Board Meeting Minutes**

MEMBERS PRESENT: Mr. Mike Rogers, Chair
Ms. Gail Milon, Vice-Chair
Mr. Chris Bell
Ms. Marnie George
Dr. Jeffrey Sharkey

ADMINISTRATOR: Mr. Mark Hendrickson

HFA LEGAL COUNSEL: Jason Breth

HFA BOND COUNSEL: Mark Mustian and Alex Fischer

COUNTY STAFF: Jelani Marks

GUESTS PRESENT: Qwantesa Brown, Property Manager, Kenwood Place

Call to Order by Chairman Rogers

Chairman Rogers called the meeting to order at 12:01 P.M.

Agenda Item #1: Membership Roll Call

Staff called the Membership Roll, and the attending members were Chair Rogers, Vice-Chair Milon, Mr. Mr. Bell, Ms. George, and Dr. Sharkey. The Chair noted that a quorum of the Board was physically present at the meeting location. Mr. Gay and Mr. Lohbeck had an excused absence.

Agenda Item #2: November 15, 2024, Agenda

Action Taken #2: Chair Rogers called for a motion for approval of the November 15, 2024, Meeting Agenda. Dr. Sharkey motioned to approve, and it was 2nd by Ms. George. Motion passed unanimously.

Agenda Item #3: Approval of the September 20, 2024, Minutes

Action Taken #3 Chair Rogers called for a motion for approval of September 20, 2024, Minutes. Ms. George motioned to approve, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

Agenda Item #4 Public Comment

There was no public comment.

Action Taken: #4 No action taken

Agenda Items #5A-5C Financial Reports

Mr. Hendrickson presented the Financial Reports, including the October 31, 2024, balance sheet, year-to-date expenditures and income, the backup materials, and the Expenditure Report.

Action Taken #5A-5C Ms. George motioned to accept the Financial Reports, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

Agenda Item #6: County Report

Mr. Marks presented updates on County activities, including the opening of the application period for home repairs, including the Emergency Repair Program on December 4 and on first-time homebuyer seminars.

Action Taken #6: No action taken.

Agenda Item #7A: Update on Bond Financings

Mr. Hendrickson updated the Board on the Lake Bradford financing and Mr. Mustian presented a Resolution granting final approvals for the bond transaction.

Actions Taken #7A: Dr. Sharkey motioned to adopt the Lake Bradford final approval Resolution prepared by bond counsel, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #7B: Emergency Repair Program

Mr. Hendrickson updated the Board on the program.

Action Taken #7B: No action taken.

Agenda Item #7C: Real Estate

Mr. Hendrickson updated the Board on the program.

Action Taken #9C: No action taken.

Agenda Item #7D: Legal Update

Mr. Mustian presented a Single-Family Plan of Finance Resolution, which after approval by the BOCC, would allow the HFA to apply for bond allocation. A discussion followed on bond allocation.

Action Taken #7D: Ms. George motioned to adopt the Single-Family Plan of Finance Resolution prepared by bond counsel, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

Agenda Item #7E: To-Do List

Mr. Hendrickson presented the list.

Action Taken #7E: No action taken.

Agenda Item #7F: State Legislative Update

Mr. Hendrickson and Dr. Sharkey reported on potential legislation that could impact property tax exemptions for local HFA bond developments.

Action Taken #7F: No action taken.

Agenda Item #8A & 8B: Homeless and Single Family DPA Potential Programs

Mr. Hendrickson presented program options for a Homeless Program based upon the successful HFA of Hillsborough County Up and Out Program and a change to the single-family program with Escambia County HFA wherein the HFA of Leon County would provide additional DPA assistance. A discussion followed on the two programs, including why the existing single-family program is producing very few loans.

Action Taken #8A & 8B: Dr. Sharkey motioned to approve the proposed Homeless Program for a two-year period, contingent upon identification of a provider of the services and a requirement that the program be brought back for final HFA action in January, and to schedule a reevaluation of the potential Single Family DPA Program in January, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #8C: HFA Annual Report

Mr. Hendrickson presented a draft annual report and asked that Board members provide any comments before the end of November.

Action Taken #8C: Ms. George motioned to authorize the Chairman to submit the report, with any changes suggested by Board members, and it was 2nd by Ms. Milon. Motion passed unanimously.

Agenda Item #8D: 2025 HFA Meeting Calendar

Mr. Hendrickson presented a draft 2025 HFA meeting calendar.

Action Taken #8D: Ms. George motioned to approve the 2025 HFA meeting calendar, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #8E: Annual Election of Officers

Mr. Hendrickson noted that if the HFA was not meeting in December, then the Board needed to elect officers for 2025.

Action Taken #8E: Ms. George motioned to elect for 2025, Mr. Rogers and Chair, Ms. Milon as Vice-Chair, Mr. Gay as Treasurer, and Mr. Lohbeck as Secretary, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

Agenda Item #9A: Presentation of Qwantesa Brown

Ms. Brown reported on Kenwood Place Apartments, including their recovery from the tornados in May and the programs they offer for their elderly residents.

Action Taken #9A: No action taken.

Agenda Item #9: Adjournment

Without objection, Chair Rogers adjourned the meeting at 1:35 PM.

Mike Rogers, Chair

Steven Lohbeck, Secretary

Date: