
**Housing Finance Authority of Leon County
January 17, 2025
Board Meeting Minutes**

MEMBERS PRESENT: Mr. Mike Rogers, Chair
Ms. Gail Milon, Vice-Chair
Mr. Andrew Gay, Treasurer
Mr. Steven Lohbeck, Secretary
Mr. Chris Bell
Ms. Marnie George
Dr. Jeffrey Sharkey

ADMINISTRATOR: Mr. Mark Hendrickson
Ms. Susan Leigh

HFA LEGAL COUNSEL: None

HFA BOND COUNSEL: Alex Fischer

COUNTY STAFF: Shington Lamy
Abigail Thomas
Jelani Marks

HFA AUDITOR: Esther Nichols

GUESTS PRESENT: None

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, Treasurer Gay, Secretary Lohbeck, Mr. Mr. Bell, Ms. George, and Dr. Sharkey. The Chair noted that a quorum of the Board was physically present at the meeting location.

Agenda Item #2: January 17, 2025, Agenda

Action Taken #2: Chair Rogers called for a motion for approval of the January 17, 2025, Meeting Agenda. Mr. Gay motioned to approve, and it was 2nd by Ms. George. Motion passed unanimously.

Agenda Item #3: Approval of the November 15, 2024, Minutes

Action Taken #3 Chair Rogers called for a motion for approval of November 15, 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 #6A Annual Audit

Ms. Nichols presented the HFA's Fiscal Year 2023-2024 Audit and related materials. Discussion and questions followed related to the Ridge Road payment and the procedures for determining loan loss estimates.

Action Taken #5A-5C Ms. Milon motioned to accept the FY 23-24 HFA Audit, and it was 2nd by Mr. Gay. Motion passed unanimously.

Agenda Items #5A-5C Financial Reports

Mr. Gay presented the Financial Reports, including the December 31, 2024, balance sheet, year-to-date expenditures and income, and the Expenditure Report.

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

Agenda Item #7: 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 that the 2025 Home Expo had been scheduled for April 12.

Mr. Lamy discussed the County's need for new affordable rental housing and the County's activities in finding additional sources of funding for gap financing. He asked the HFA to prioritize gap financing as opposed to a homeless program, due to the need, the prime mission of the HFA (housing production), and that fact that other service providers had funding in the area of homelessness. A discussion followed on the level of gap financing needed for rental developments, the HFA's ability to market its bond program to developers, and the need for the County to make sure that developments receiving County funds for bond developments were utilizing HFA of Leon County bonds.

Action Taken #7: Mr. Lohbeck that the HFA set as a policy goal saving HFA revenue to build resources to partner with the City and County to produce new rental units, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

The Board directed staff to reach out to the development community to make sure they were aware of the HFA's bond program.

The Board noted that the new policy goal would supersede previous Board action related to the creation of a program to assist persons existing homelessness.

Agenda Item #8A: Update on Bond Financings

Mr. Hendrickson updated the Board on the Lake Bradford bond closing

Actions Taken #8A: No action taken.

Agenda Item #8B: Emergency Repair Program

Covered previously by Mr. Marks.

Action Taken #8B: No action taken.

Agenda Item #8C: Real Estate

Mr. Hendrickson updated the Board on the program, noting that the number of properties remaining for sale was extremely limited.

Action Taken #8C: The Board requested an update from Mr. Marks on the status of designating new properties for affordable housing.

Agenda Item #8D: Legal Update

There was no legal update.

Action Taken #8D: No action taken.

Agenda Item #8E: To-Do List

Mr. Hendrickson presented the list.

Action Taken #8E: No action taken.

Agenda Item #8F: State Legislative Update

Mr. Hendrickson updated the Board on the new bond allocation system and the relationship with the Escambia County HFA in potentially sharing Region 1 allocation.

Action Taken #8F: No action taken.

Agenda Item #9A: Homeless Potential Programs

Mr. Lohbeck noted for the record that this program would not be pursued due to the County's request that the HFA focus on housing production.

Action Taken #9A: No action taken.

Agenda Item #10: Adjournment

Without objection, Chair Rogers adjourned the meeting at 1:22 PM.

Mike Rogers, Chair

Steven Lohbeck, Secretary

Date: