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

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

ADMINISTRATOR: Mr. Mark Hendrickson
Ms. Susan Leigh

HFA LEGAL COUNSEL: Jason Breth

HFA BOND COUNSEL: None

COUNTY STAFF: Shington Lamy
Abigail Thomas
Jelani Marks

HFA AUDITOR: None

GUESTS PRESENT: Gordon Cox, S.C.R.E.W.S.

Call to Order by Chairman Rogers

Chairman Rogers called the meeting to order at 12:02 P.M.

Agenda Item #1: Membership Roll Call

Staff called the Membership Roll, and the attending members were Chair Rogers, Secretary Lohbeck, Mr. Mr. Bell, and Dr. Sharkey. The Chair noted that a quorum of the Board was physically present at the meeting location. Vice-Chair Milon arrived after the roll call. Members Gay and George had excused absences.

Agenda Item #2: April 17, 2025, Agenda

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

Agenda Item #3: January 17, 2025, Minutes

Action Taken #3 Chair Rogers called for a motion for approval of January 17, 2025, Minutes. Mr. Lohbeck 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 March 31, 2025, balance sheet, year-to-date expenditures and income, and the Expenditure Report.

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

Agenda Item #6: **Auditor Extension**

Mr. Lohbeck, as Chair of the Audit Committee, stated that the current agreement with The Nichols Group to conduct the HFA's audit had one additional extension that could be exercised by the HFA.

Action Taken #6: Mr. Lohbeck motioned that the HFA approve the extension of the agreement with The Nichols Group to conduct the HFA's FY 24-25 audit, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #7: **County Report**

Mr. Marks presented updates on County activities, including the process for designation of land parcels for affordable housing, the role of the Community Land Trust, the Emergency Repair Program, and the upcoming 2025 Home Expo.

Action Taken #7: No action taken.

Agenda Item #8A: **Update on Bond Financings and Bond Allocation**

Mr. Hendrickson stated that the non-profit owner of the Tallahassee Affordable Portfolio had sent an email stating they were considering paying off the bonds and refinancing. Mr. Breth stated that the HFA's LURA and monitoring would remain in place even if the bonds were redeemed.

Mr. Hendrickson explained the situation related to the 2025 bond allocation and discussions with Escambia County.

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: No action taken.

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: Gap Financing

Mr. Hendrickson updated the Board on the work with County staff on a gap financing program and a request in June to the BOCC for funding.

Action Taken #8F: No action taken.

Agenda Item #8G: State Legislative Update

Mr. Hendrickson and Dr. Sharkey updated the Board on the House and Senate budgets, their differences, and other housing legislation.

Action Taken #8G: No action taken.

Agenda Item #9: New Business

There was no new business.

Action Taken #9: No action taken.

Agenda Item #10: Adjournment

Without objection, Chair Rogers adjourned the meeting at 1:02 PM.

Mike Rogers, Chair

Steven Lohbeck, Secretary

Date: