
**Housing Finance Authority of Leon County
June 20, 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: Jelani Marks

HFA AUDITOR: None

GUESTS PRESENT: Barbara Cocciolo, Affordable Housing Preservation Corporation
Paul Lowell, Converge Public Strategies
Christian Minor, Florida Juvenile Justice Association
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, Vice Chair Milon, Secretary Lohbeck, Mr. Bell, and Dr. Sharkey. The Chair noted that a quorum of the Board was physically present at the meeting location. Members Gay and George had excused absences.

Agenda Item #2: June 20, Agenda

Action Taken #2: Chair Rogers called for a motion for approval of June 20, 2025, Meeting Agenda. Dr. Sharkey motioned to approve, and it was 2nd by Ms. Milon. Motion passed unanimously.

Agenda Item #3: April 17 and May 30, 2025, Minutes

Action Taken #3 Chair Rogers called for a motion for approval of April 17 and May 30, 2025, Minutes. Ms. Milon motioned to approve, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

Agenda Item #4	Public Comment
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Ms. Barbara Cocciolo discussed the Tallahassee Affordable Housing Portfolio, including her role as the primary contact person and her understanding that the LURA had been agreed to be the borrower. She stated that the refinancing with the Public Finance Authority of Wisconsin was complete and that the non-profit owner was required to stay in place for ten years.

Action Taken #4 No action taken

Agenda Items #5A-5C	Financial Reports
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Mr. Hendrickson presented the Financial Reports, including May 2025, 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 #6: County Budget Request

Mr. Marks presented the County Budget Request for FY 25-26: \$75,000 for the Emergency Repair Program, \$1,500 for the Home Expo, and \$1,500 for the 9/11 Day of Service

Action Taken #6: Dr. Sharkey motioned that the HFA approve the County's budget request, and it was 2nd by Ms. Milon. Motion passed unanimously.

Agenda Item #7: **County Report**

Mr. Marks presented an update on County funding for a Gap Financing Program, which had preliminary approval from the BOCC for \$500,000 per year. Discussion followed on the role of the HFA in the program, which will include review of applications and a preference for applicants utilizing HFA bond financing.

Action Taken #7: No action taken.

Agenda Item #8A:	Tallahassee Affordable Housing Portfolio—Request	LURA
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Chair Rogers and Ms. Leigh reported on their visits to the three properties and recommended that the HFA defer action on this item until the owner had time to respond to questions from Ms. Leigh. Ms. Cocciolo spoke.

Actions Taken #8A: No action taken.

Agenda Item #8B: Update on Bond Financings and Bond Allocation

Mr. Hendrickson reported that \$50 million of bond allocation had been received and that it would be carried forward for use no later than 2028 for rental financings.

Action Taken #8B: No action taken.

Agenda Item #8C: Emergency Repair Program

Update was provided in Board Packet.

Action Taken #8C: No action taken.

Agenda Item #8D: Real Estate

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

Action Taken #8D: No action taken.

Agenda Item #8E: Legal Update

There was no legal update.

Action Taken #8E: No action taken.

Agenda Item #8F: To-Do List

Mr. Hendrickson presented the list. Ms. Milon stated that she and Mr. Hendrickson would meet to address the outstanding item on the list.

Action Taken #8F: No action taken.

Agenda Item #8G: Gap Financing

Covered in County Reports

Action Taken #8G: No action taken.

Agenda Item #8H: State Legislative Update

Mr. Hendrickson and Dr. Sharkey updated the Board on the final budget, and other housing legislation, including expansion of a property tax exemption to properties with a local HFA LURA

Action Taken #8H: 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 1:06 PM.

Mike Rogers, Chair

Steven Lohbeck, Secretary

Date: