
Housing Finance Authority of Leon County September 18, 2025 Board Meeting Minutes

MEMBERS PRESENT: Mr. Mike Rogers, Chair
Ms. Gail Milon, Vice Chair
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: Jason Breth

HFA BOND COUNSEL: Alex Fischer
Matthew Henderson

COUNTY STAFF: Abigail Thomas
Jelani Marks

HFA AUDITOR: None

GUESTS PRESENT: Trapp Hartsfield, Housing Trust Group

Call to Order by Chairman Rogers

Chairman Rogers called the meeting to order at 12:04 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. 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: September 18, Agenda

Action Taken #2: Chair Rogers called for a motion for approval of September 18, 2025, Meeting Agenda. Ms. Milon motioned to approve, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

Agenda Item #3: June 20, 2025, Minutes

Action Taken #3 Chair Rogers called for a motion for approval of June 20, 2025, Minutes. Mr. Bell motioned to approve, and it was 2nd by Ms. Milon. 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

Treasurer Gay presented the Financial Reports, including August 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. Lohbeck. Motion passed unanimously.

Agenda Item #6: HFA Budget FY 25-26

Treasurer Gay presented a proposed HFA budget for FY 25-26. He explained the rationale behind various line items. Discussion followed.

Action Taken #6: Ms. Milon motioned to approve the FY 2025-2026 HFA Budget, as presented by Treasurer Gay, and it was 2nd by Mr. Lohbeck. Motion passed unanimously.

Agenda Item #7: Administrator Contract

Mr. Hendrickson presented a proposed one-year contract extension.

Action Taken #7: Ms. Milon motioned to approve the one-year extension of the Financial Advisor-Administrator contract, and it was 2nd by Mr. Gay. Motion passed unanimously.

Agenda Item #8: County Report

Mr. Marks updated the Board on the Emergency Repair Program, the 9/11 Day of Service, and the Gap Financing program being funded with County and Blueprint funds. He stated that the HFA would review application for gap financing and make recommendations to the BOCC.

Action Taken #8: No action taken.

Agenda Item #9A: Tallahassee Affordable Housing Portfolio—Request LURA Amendments

The Board discussed the requests. Staff reported that a recommendation would be made in October.

Actions Taken #9A: No action taken.

Agenda Item #9B: Update on Bond Financings and Bond Allocation

Mr. Hendrickson reported on publication of a NOFA and Application for the local contribution needed to apply for SAIL, a \$50 million Single Family Plan of Finance, an application for bond financing for Leon Arms Apartments, and requested ownership changes for Ridge Road Apartments. Mr. Fischer presented the Plan of Finance Resolution and the Inducement Resolution for Leon Arms.

Action Taken #9B: Dr. Sharkey motioned to ratify the publication of the local government contribution NOFA and Application, and it was 2nd by Mr. Bell. Motion passed unanimously.

Ms. Milon motioned to adopt the Plan of Finance Resolution, and it was 2nd by Mr. Gay. Motion passed unanimously.

Ms. Milon motioned to adopt the Inducement Resolution for Leon Arms, and it was 2nd by Mr. Gay. Motion passed unanimously.

Mr. Gay motioned to approve the ownership changes for Ridge Road Apartments, and it was 2nd by Ms. George. Motion passed unanimously.

Agenda Item #9C: Occupancy and Construction Report

Mr. Hendrickson presented the report.

Actions Taken #9C: No action taken.

Agenda Item #9D: Emergency Repair Report

Update was provided in County Report by Mr. Marks.

Action Taken #9D: No action taken.

Agenda Item #9E: Real Estate

Mr. Hendrickson updated the Board on the program, noting that the number of properties remaining for sale was extremely limited. Mr. Marks stated that he hoped that additional properties would be added to the list.

Action Taken #9E: No action taken.

Agenda Item #9F: Legal Update

There was no legal update.

Action Taken #9F: No action taken.

Agenda Item #9G: To-Do List

Mr. Hendrickson presented the list. Ms. Milon stated that she and Mr. Hendrickson would reach out to the County.

Action Taken #9G: No action taken.

Agenda Item #9H: Gap Financing

Covered in County Reports

Action Taken #9H: No action taken.

Agenda Item #9I: State Legislative Update

Mr. Hendrickson and Dr. Sharkey updated the Board on the upcoming legislative session.

Action Taken #9I: No action taken.

Agenda Item #10: New Business

There was no new business.

Action Taken #10: No action taken.

Agenda Item #10: Adjournment

Without objection, Chair Rogers adjourned the meeting at 1:14 PM.

Mike Rogers, Chair

Steven Lohbeck, Secretary

Date: