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

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**MEMBERS PRESENT:** Mr. Mike Rogers, Chair  
Ms. Gail Milon, Vice Chair  
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:** Jelani Marks

**HFA AUDITOR:** None

**GUESTS PRESENT:** Barbara Cocciolo, AHPC, Paul Lowell & Christian Minor, Converge Public

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**Call to Order by Chairman Rogers**

Chairman Rogers called the meeting to order at 12:09 P.M.

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**Agenda Item #1: Membership Roll Call**

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

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**Agenda Item #2: October 17, 2025, Agenda**

**Action Taken #2:** Chair Rogers called for a motion for approval of October 17, 2025, Meeting Agenda. Dr. Sharkey motioned to approve, and it was 2<sup>nd</sup> by Ms. George. Motion passed unanimously.

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**Agenda Item #3: September 18, 2025, Minutes**

**Action Taken #3** Chair Rogers called for a motion for approval of September 18, 2025, Minutes. Ms. George motioned to approve, and it was 2<sup>nd</sup> by Dr. Sharkey. Motion passed unanimously.

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**Agenda Item #4                      Public Comment**

There was no public comment.

**Action Taken #4                      No action taken**

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**Agenda Items #5A-5C                      Financial Reports**

Mr. Hendrickson presented the Financial Reports, including September 2025, balance sheet, year-to-date expenditures and income, and the Expenditure Report.

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

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**Agenda Item #6:                      County Report**

Mr. Marks updated the Board on the Emergency Repair Program and other items. A discussion followed on the HFA's website and annual report. **Mr. Marks agreed to provide a quote and photo from a person who had benefited from the Emergency Repair Program for the annual report.**

**Action Taken #6:                      No action taken.**

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**Agenda Item #7A:                      Tallahassee Affordable Housing Portfolio—Request LURA Amendments**

Staff presented a recommendation related to LURA amendment requests. Ms. Leigh indicated that her analysis was that this outcome was as good as possible given the financial position of the properties. Discussion followed.

**Actions Taken #7A:                      Mr. Bell motioned to approve the recommendations presented by staff (and listed below), and it was 2<sup>nd</sup> by Dr. Sharkey. Motion passed unanimously.**  
**Authorize LURA amendments for:**

- Waive the ADA requirements except as agreed to in the developer request to provide for additional hearing-impaired units in Bainbridge
- Substitute seven (7) additional ADA hearing accessible units at the Bainbridge property for the requirement for full ADA Section 504 compliance at the three properties
- Accept the owner's proposal to replace 20 HVAC units per year over the next five years

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**Agenda Item #7B:                      Update on Bond Financings and Bond Allocation**

Mr. Hendrickson reported on the Leon Arms bond application, a potential application for the 3<sup>rd</sup>/senior phase of the Orange Avenue redevelopment, and an agreement with Escambia for the HFA of Leon County to again receive \$50 million of allocation in 2026.

**Action Taken #7B:** No action taken.

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**Agenda Item #7C:                      Occupancy and Construction Report**

Mr. Hendrickson presented the new format report and stated that it would now be presented each month.

**Actions Taken #7C:** No action taken.

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**Agenda Item #7D:                      Emergency Repair Report**

Update was provided in County Report by Mr. Marks.

**Action Taken #7D:** No action taken.

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**Agenda Item #7E:                      Real Estate**

Mr. Hendrickson updated the Board on the program.

**Action Taken #7E:** No action taken.

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**Agenda Item #7F:                      Legal Update**

There was no legal update.

**Action Taken #7F:** No action taken.

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**Agenda Item #7G:                      To-Do List**

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

**Action Taken #7G:** No action taken.

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**Agenda Item #7H:                      Gap Financing**

Mr. Hendrickson and Mr. Marks updated the Board on the program, noting that a final NOFA and Application had been drafted with input from the County and HFA, and would be released next week.

**Action Taken #7H:** No action taken.

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**Agenda Item #7I:                      State Legislative Update**

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

**Action Taken #7I:** No action taken.

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**Agenda Item #8:                      New Business**

Ms. Leigh distributed a draft annual report and asked the Board members to review and provide any suggestions prior to the next meeting.

**Action Taken #10:**                      No action taken.

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**Agenda Item #9:                      Adjournment**

Without objection, Chair Rogers adjourned the meeting at 1:17 PM.

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Mike Rogers, Chair

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Steven Lohbeck, Secretary

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Date: