

Housing Finance Authority of Leon County
December 15, 2025
Board Meeting Minutes

MEMBERS PRESENT: Mr. Mike Rogers, Chair
Ms. Gail Milon, Vice Chair
Mr. Chris Bell
Ms. Marnie George

ADMINISTRATOR: Mr. Mark Hendrickson
Ms. Susan Leigh

HFA LEGAL COUNSEL: Jason Breth

HFA BOND COUNSEL: None

COUNTY STAFF: Abigail Thomas
Jelani Marks

HFA AUDITOR: None

GUESTS PRESENT: None

Call to Order by Chairman Rogers

Chairman Rogers called the meeting to order at 12:00 P.M.

Agenda Item #1: Membership Roll Call

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

Agenda Item #2: December 15, 2025, Agenda

Action Taken #2: Chair Rogers called for a motion for approval of December 15, 2025, Meeting Agenda. Ms. George motioned to approve, and it was 2nd by Ms. Milon. Motion passed unanimously.

Agenda Item #3: October 17, 2025, Minutes

Action Taken #3 Chair Rogers called for a motion for approval of October 17, 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

Mr. Hendrickson presented the Financial Reports, including November 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 Ms. George. Motion passed unanimously.

Agenda Item #6: County Report

Mr. Marks updated the Board on the Emergency Repair Program and planning for the Home Expo on April 11, 2026. Ms. Thomas updated the Board on BOCC approval of the Single Family Plan of Finance and the TEFRA for Leon Arms.

Action Taken #6: No action taken.

Agenda Item #7A: Update on Bond Financings and Bond Allocation

Mr. Hendrickson reported on the Leon Arms bond application and issues with management at Columbia Gardens.

Action Taken #7A: No action taken.

Agenda Item #7B: Occupancy and Construction Report

Mr. Hendrickson presented the report.

Actions Taken #7B: No action taken.

Agenda Item #7C: Emergency Repair Report

Update was provided in County Report by Mr. Marks.

Action Taken #7C: No action taken.

Agenda Item #7D: Real Estate

Mr. Hendrickson updated the Board on the program.

Action Taken #7D: No action taken.

Agenda Item #7E: Legal Update

Mr. Breth updated the Board on the status of LURA amendments for the Tallahassee Affordable Housing Portfolio and the posting of the 2026 calendar.

Action Taken #7E: No action taken.

Agenda Item #7F: To-Do List

Mr. Hendrickson presented the list. Ms. Milon stated that she and Mr. Hendrickson would reach out to the County and clear this item before the next meeting.

Action Taken #7F: No action taken.

Agenda Item #7G: Gap Financing

Mr. Hendrickson present the analysis of the application for ViaNova. Discussion followed. **Ms. Milon requested additional information on the development.**

Action Taken #7G: Mr. Bell motioned that the Board recommend that the County provide a loan commitment for \$187,500, with loan terms of 1% interest, paid from cash flow, and a 20-year term, with all public purpose items in the application included in a LURA, and with all items subject to review and approval of a credit underwriter and counsel, and it was 2nd by Ms. George. Motion passed unanimously.

Agenda Item #7H: State Legislative Update

Mr. Hendrickson updated the Board on the upcoming legislative session, including the Governor's recommendation for full funding of Sadowski Housing Programs..

Action Taken #7H: No action taken.

Agenda Item #7I: Annual Report

Mr. Hendrickson stated that the Annual Report had been transmitted to the County.

Action Taken #7I: No action taken.

Agenda Item #8A: New Business: 2026 Calendar

Mr. Hendrickson presented a proposed 2026 HFA meeting calendar.

Action Taken #8A: Ms. George motioned that the Board approve the proposed 2026 HFA meeting calendar, and it was 2nd by Ms. George. Motion passed unanimously.

Agenda Item #8B:

New Business: Annual Election of Officers

Action Taken #8B:

Ms. George motioned that the Board elect the following officers:
Ms. Milon Chair, Mr. Lohbeck Vice-Chair, Mr. Bell Secretary, and Mr. Gay Treasurer, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #9:

Adjournment

Without objection, Chair Rogers adjourned the meeting at 12:52 PM.

Gail Milon, Chair

Chris Bell, Secretary Date: