

**Housing Finance Authority of Leon County
January 16, 2026
Board Meeting Minutes**

MEMBERS PRESENT: Ms. Gail Milon, Chair
Mr. Steven Lohbeck, Vice Chair
Mr. Chris Bell, Secretary
Mr. Andrew Gay, Treasurer
Mr. Mike Rogers

ADMINISTRATOR: Mr. Mark Hendrickson
Ms. Susan Leigh

HFA LEGAL COUNSEL: Jason Breth

HFA BOND COUNSEL: None

COUNTY STAFF: Jelani Marks

HFA AUDITOR: Esther Nichols

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

Call to Order by Chairman Milon

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

Agenda Item #2: January 16, 2026, Agenda

Action Taken #2: Chair Milon called for a motion for approval of January 16, 2026, Meeting Agenda. Mr. Gay motioned to approve, and it was 2nd by Mr. Rogers. Motion passed unanimously.

Agenda Item #3: December 15, 2025, Minutes

Action Taken #3: Chair Milon called for a motion for approval of December 15, 2025, Minutes. Mr. Gay motioned to approve, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #4 **Public Comment**

Mr. Gordon Cox introduced himself.

Action Taken #4 No action taken

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

Treasurer Gay presented the Financial Reports, including December 2025, balance sheet, year-to-date expenditures and income, and the Expenditure Report.

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

Agenda Items #6 **Audit**

Ms. Nichols presented the HFA's FY 2024-2025 Audit. She noted that there were no findings and that all compliance reports were clean.

Action Taken #6 Mr. Gay motioned to approve the FY 24-25 Audit, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #7: **County Report**

Mr. Marks updated the Board on the Emergency Repair Program, planning for the Home Expo on April 11, 2026, and the ViaNova funding.

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

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

Mr. Hendrickson reported on the bond allocation, the occupancy and construction report, and the Leon Arms bond application. He also discussed issues with management at Columbia Gardens. A discussion followed.

Action Taken #8A: **The Board directed Mr. Breth to research the rights of the HFA related to property management and failure to provide required reports.**

Agenda Item #8B: **Occupancy and Construction Report**

Mr. Hendrickson presented the report.

Actions Taken #8B: No action taken.

Agenda Item #8C: Emergency Repair Report

Update was provided in County Report by Mr. Marks.

Action Taken #8C: No action taken.

Agenda Item #8D: Real Estate

Mr. Hendrickson updated the Board on the program.

Action Taken #8D: No action taken.

Agenda Item #8E: Legal Update

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

Action Taken #8E: No action taken.

Agenda Item #8F: To-Do List

Mr. Hendrickson presented the list, noting the County has MWSBE guidelines that are monitored.

Action Taken #8F: No action taken.

Agenda Item #8G: Gap Financing

Mr. Hendrickson updated the Board on the County response to the HFA's recommendation to fund the ViaNova development.

Action Taken #8G: No action taken.

Agenda Item #8H: State Legislative Update

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

Action Taken #8H: No action taken.

Agenda Item #9A: New Business: Approval of Travel by Board Members

Ms. Leigh presented the dates of the 2026 Florida ALHFA Annual Educational Conference.

Action Taken #9A: Mr. Gay motioned that the Board approve travel by Board members to the 2026 Florida ALHFA Annual Educational Conference, and it was 2nd by Mr. Bell. Motion passed unanimously..

Agenda Item #10: Adjournment

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

Gail Milon, Chair

Chris Bell, Secretary Date: