

Housing Finance Authority of Leon County
April 17, 2026
Board Meeting Minutes

MEMBERS PRESENT: Ms. Gail Milon, Chair
Mr. Steven Lohbeck, Vice Chair
Mr. Chris Bell, Secretary
Dr. Jeffrey Sharkey
Mr. Mike Rogers

ADMINISTRATOR: Mr. Mark Hendrickson
Ms. Susan Leigh

HFA LEGAL COUNSEL: Jason Breth
Destiny Young

HFA BOND COUNSEL: Alex Fischer

COUNTY STAFF: Abigail Thomas
Jelani Marks

HFA AUDITOR: None

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

Agenda Item #2: April 17, 2026, Agenda

Action Taken #2: Chair Milon called for a motion for approval of April 17, 2026, Meeting Agenda. Mr. Bell motioned to approve, and it was 2nd by Mr. Rogers. Motion passed unanimously.

Agenda Item #3: January 16, 2026, Minutes

Action Taken #3: Chair Milon called for a motion for approval of January 16, 2026, Minutes. Dr. Sharkey motioned to approve, and it was 2nd by Mr. Lohbeck. Motion passed unanimously.

Agenda Item #4 **Public Comment**

Mr. Gordon Cox introduced himself.

Action Taken #4 No action taken

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

Mr. Hendrickson presented the Financial Reports, including March 2026, balance sheet, year-to-date expenditures and income, and the Expenditure Report.

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

Agenda Item #6: **County Report**

Mr. Marks updated the Board on the Home Expo and other matters.

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

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

Mr. Hendrickson reported on the bond allocation.

Action Taken #7A: Dr. Sharkey motioned to direct staff to update the Multi-Family Handbook with a policy related to the 25% bond test, with the policy being that the amount of bonds issued would be the greater of 30% or the permanent debt, and it was 2nd by Mr. Bell. Motion passed unanimously.

Mr. Hendrickson gave the background on the Leon Arms bond financing. Mr. Fischer presented a Resolution granting final approvals and other matters related to the bond financing. **Mr. Bell asked that the bond documents add required training for the property manager. Mr. Fischer stated that he would add that to the documents.**

Action Taken #7A: Mr. Lohbeck motioned to adopt the Resolution presented by bond counsel giving final approvals for the Leon Arms bond sale, and it was 2nd by Dr. Sharkey. Motion passed unanimously.

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

Mr. Hendrickson presented the report. A discussion followed on the management issues at Columbia Gardens related to failure to file timely reports to Seltzer Management (compliance agent) and failure to properly document resident programs. Mr. Breth presented an analysis of the rights of the HFA to remove a property manager. Discussion followed

Actions Taken #7B: Mr. Rogers motioned to direct Mr. Breth to draft a letter to the owners of Columbia Gardens noting that the failure to file timely reports and provide the resident programs were violations of the LURA which could lead to a declaration of default if not cured, and it was 2nd by Mr. Bell. Motion passed unanimously.

Agenda Item #7C: Emergency Repair Report

Mr. Hendrickson presented the report.

Action Taken #7C: No action taken.

Agenda Item #7D: Real Estate

Mr. Hendrickson updated the Board on the program noting that one property had recently sold. Mr. Marks stated that five new properties had been added to the list.

Action Taken #7D: No action taken.

Agenda Item #7E: Legal Update

There were no updates.

Action Taken #7E: No action taken.

Agenda Item #7F: To-Do List

Mr. Hendrickson reported that with Mr. Breth's analysis of the rights of the HFA to remove property managers haven been completed, there were no items on the "to-do" list.

Action Taken #7F: No action taken.

Agenda Item #7G: Gap Financing

Mr. Hendrickson updated the Board on the available funds.

Action Taken #7G: No action taken.

Agenda Item #7H: State Legislative Update

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

Action Taken #7H: No action taken.

Agenda Item #8: New Business

There was no new business.

Action Taken #8: No action taken.

Agenda Item #9: Adjournment

Without objection, Chair Milon adjourned the meeting at 1:09 PM.

Gail Milon, Chair

Chris Bell, Secretary Date: