

**BOARD MEETING MINUTES  
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY  
REGULAR MEETING OF May 17TH, 2023**

I. Call to Order of the Regular Meeting

The regular meeting of the Housing Finance Authority of Marion County, Florida was called to order at 12:01 PM on May 17<sup>th</sup>, 2023, in Conference Room "A" of the McPherson Complex.

Board members and guests present PH Culver Chairman, Jon Kurtz Secretary, Sherri Meadows, Manny Alonso, and the Treasurer Rebecca Gavidia. Also, present was Keith Fair Executive Director of HFA, Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority (HFA), Donnie Mitchell Grant Manager, and Aracelis Rivera Property Manager. Special guest Karen Hatch South State Bank and Helen Urie Community Services. A quorum was recognized to start the meeting.

II. Proof of Publications

The meeting was called to order by P.H. Culver and the proof of notice of publication dated 12-14-2022 and published 12-14-2022.

III. Review of Minutes for April 19<sup>th</sup>, 2023, meeting

Jon Kurtz made a motion to approve the April minutes and the motion was seconded by Rebecca Gavidia and passed unanimously.

IV. HFA Financial Update

H2 Advisors presented the monthly financials showing the latest P&L, Checking Account Report plus the Cash Flow Statement and Balance Sheet. The spreadsheets showing revenues vs. expenses were emailed in advance to the meeting. The April financials showed unusual amount of maintaince expenses for the month. The cost was discussed with clarification. Jon Kurtz made a motion to approve the April financials and the motion was seconded by Sherri Meadows and passed unanimously.

V. Activity Report

Keith shared the HFA staff activities and meetings that were conducted from the middle of April – middle of May. The Board had several questions on some of the meetings that were outside the core business model of housing. It was explained that those meetings could play an important role in some future developments.

VI. Spring Lake Development

Keith shared the latest updates from Neven on the development. There is medical group looking to invest and build medical offices on the front of his property. Still in discussions with a group to place a retail grocery store and restaurant.

VII. Activity Bonds

Keith has started exploring the steps in securing an Activity Bonds for 2024. He plans to speak with Mark Henderson in Tallahassee about Hillsborough's allotment for \$87,775,926. Will also reach out to Escambia County in Region One to learn more about their uses for an Activity Bond. Region One's allocation in 2023 was \$60,668,951.

VIII. CRA Opportunity

The Board directed the HFA attorney to create a release letter for property owner of the CRA opportunity to sign that would give appraiser permission to be on the property to conduct an appraisal of the property.

IX. Unfinished Business

There were early discussions on the 5-Year Business Plan draft document. The June 21<sup>st</sup> meeting agenda will offer a comprehensive review of the Plan and 5-Years of Forecast numbers.

X. Open Discussion

There was a lengthy discussion on the design of 64 units off of Spring Road plus the 3 acres within the city. Donnie explained the plans to meet with proposed builders before putting out an RFP to build a home on the Rainbow Springs property.

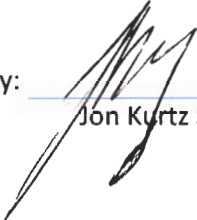
XI. Next Meeting: June 21<sup>st</sup>, 2023

XII. Adjourn

Rebecca Gavidia made a motion to adjourn the meeting and the motion was seconded by Manny Alonso and passed unanimously. There being no further business to come before the meeting, it was then adjourned.

Housing Finance Authority of Marion County

By:

  
Jon Kurtz Secretary