

**BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF APRIL 16th, 2025**

- 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 March 19th, 2025, in Conference Room "A" of the McPherson Complex.
- II. Board Members PH Culver Chair, Jon Kurtz Secretary, Rebecca Gavidia Treasurer, Karen Hatch, and Sherri Meadows were in attendance. Also, present at the meeting was Keith Fair Executive Director of HFA. Special guests: Helen Urie Community Services, and Landis Martinez H2 Advisors. Also present was Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority.
- III. Proof of Publications
The meeting was called to order by Jon Kurtz and the proof of notice of publication dated 12-18-2024 and published 12-18-2024.
- IV. Review of Minutes for March 19th, 2025, Sherri Meadows made a motion to approve the March minutes, and the motion was seconded by Jon Kurtz and passed unanimously.
- V. HFA Financial Update
The Board reviewed the March Financials and accepted the reports. Karen Hatch made a motion to approve the January financials, and the motion was seconded by Sherri Meadows and passed unanimously.
- VI. Activity Report
The Board reviewed the staff activities and meetings that were conducted from the middle of March – the middle of April. The Board was good with the Activity Report but did have a few questions about several different meetings.

VII. Bond Financing

Gridiron LLC is collaborating with landowner Neven Mathews to build 115-unit affordable housing development on the Spring Lake Rd. property. The property is in Silver Springs Shores on the corner of Spring Lake Rd and Hwy 464. After further discussion it was determined that Gridiron had not provided enough information on the Spring Lake development to move forward with a TEFRA Hearing, so it was cancelled by the HFA Board.

VIII. Open Discussion

There was discussion about Purvis and Gray and the 2024 Audit. After the discussion there was a vote to pay the balance due and Sherri Meadows made a motion to approve the Purvis and Gray invoice, and the motion was seconded by Jon Kurtz and passed unanimously.

There was a lengthy discussion about Magnolia Terrace and the new purchase agreement with Jonesboro Investment Corp. The Board gave the Director clear directions on how to proceed with the agreement. The plans are to have final draft points ready before the May Board meeting.

IX. Next Meeting: Wednesday May 21st, 2025

X. Adjourn

Karen Hatch made a motion to adjourn the meeting, and the motion was seconded by Sherri Meadows 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

Date

5/21/25