

BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF OCTOBER 18th, 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 October 18th, 2023, in Conference Room "A" of the McPherson Complex.
- II. Board Members and Guests Present
PH Culver Chairman, Jon Kurtz Secretary, Sherri Meadows, and Manny Alonso were present. Rebecca Gavidia Treasure was absent but phoned into the meeting. Also, present was Keith Fair Executive Director of HFA, Donnie Mitchell Grant Manager, and Aracelis Rivera Property Manager. Special guest Helen Urie Community Services, Karen Hatch South State Bank, Alexis Monroe Realtor and Landis Martinez H2 Advisors. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority. A quorum was recognized to start the meeting.
- III. 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.
- IV. Review of Minutes for September 20th, 2023, meeting
Rebecca Gavidia made a motion to approve the September minutes and the motion was seconded by Jon Kurtz and passed unanimously.
- V. HFA Financial Update
H2 Advisors prepared 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. A motion was made by Jon Kurtz to approve the September Financials and the motion was seconded by Sherri Meadows and passed unanimously.
- VI. Activity Report
Keith reviewed the HFA staff activities and meetings that were conducted from the middle of September – middle of October. There were several discussions about some of our meetings and the Board was good with the Activity Report.

VII. Activity Bonds

There was a TEFRA Hearing on October 13th at the Growth Services Building. Tim Dean chaired the hearing. There is now a clear path for Bond Financing because of the higher long-term mortgage rates. The TEFRA Hearing results were discussed during the meeting. Rebecca Gavidia made a motion to approve the TEFRA meeting minutes and the motion was seconded by Jon Kurtz and passed unanimously.

VIII. CRA Opportunity

The property appraisal results were discussed with the HFA and the County may ask the HFA for their assistance in the next 45 days. Additional information will be shared in the November Board meeting.

IX. CLT Update

Florida Housing Coalition has started the necessary early action items and encourage the HFA to go ahead and set up the Not-for-Profit 501(c)3 under the name Central Florida Community Land Trust. There was budget discussion for launching the CLT and it was determined that the HFA would underwrite the legal and organizational set up costs. A motion was made by Sherri Meadows to approve a \$10,000 expenditure budget to launch the CLT and the motion was seconded by Jon Kurtz and passed unanimously.

X. Unfinished Business

The HFA Board had a lengthy discussion on the staff's job descriptions, the staff wages, and the proposed new contractor agreements. There was a no vote to approval the wage increases nor the new contractor agreements. Jon Kurtz said he would meet with the HFA staff before the November Board meeting and then the Board will re-address the new wages and proposed agreements in that meeting.

XI. Open Discussion

There was no time left in the meeting for open discussion.

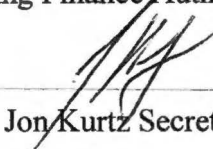
XII. Next Meeting: Wednesday November 15th, 2023

XIII. Adjourn

Sherrie Meadows made a motion to adjourn the meeting and the motion was seconded by Jon Kurtz 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

11/15/22