

BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF JANUARY 21st, 2026

- 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 January 21st, 2026, in Conference Room “A” of the McPherson Complex.

- II. Board Members, PH Culver Chair, Jon Kurtz Secretary, and Rebecca Gavidia were in attendance. Board members Karen Hatch and Sherri Meadows were not in attendance. Also, present at the meeting was Keith Fair Executive Director of HFA, Donnie Mitchell HFA Grant Manager, and special guests Helen Urie Community Services. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority attended the meeting.

- III. Proof of Publications
The meeting was called to order by PH Culver and the proof of notice of publication dated 12-18-2025 and published 12-18-2025.

- IV. Review of Minutes for November 19th, 2025, Rebecca Gavidia made a motion to approve the November meeting minutes, and the motion was seconded by Jon Kurtz and passed unanimously.

- V. HFA Financial Update
The Board reviewed the November -December and Year End Financials. After discussing the Financials, the Board accepted the reports. Jon Kurtz made a motion to approve November, December and the Year-end financials, and the motion was seconded by Rebecca Gavidia and passed unanimously.

- VI. Activity Report
Activity from the staff from the middle of November – the middle of January. The Board was good with the Activity Report and had no activity questions.

VII. Veteran Village Resolution

Keith gave an update on the Veteran Village and the next steps to be taken by the Board of Realtors. There needs to be an updated survey and soil bearing testing done.

VIII. Magnolia Terrace

Keith gave an update on the Florida Finance Housing Corp. special 9% tax credit application and stated that Magnolia Terrace had not been awarded the 9% tax credit funding. The award went to a developer in Miami.

IX. Belleview Home Opportunity

There were two financial institutions who responded to the RFP, South State Bank and Florida Credit Union. They will both be working up Term Sheets for the Board to review and approve in the February meeting.

X. Open Discussion

The HFA Chair recommended paying the HFA staff a bonus for their good work and stable financials over the past year. Jon Kurtz made a motion to approve the staff bonuses, and the motion was seconded by Rebecca Gavidia and passed unanimously.

XI. Next Meeting: Wednesday February 18th, 2026

XII. Adjourn

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

Housing Finance Authority of Marion County

By:  * Date 3/18/26
PH Culver Chair

*Jon Kurtz Secretary was not available for signature this month.