

**BOARD MEETING MINUTES  
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY  
REGULAR MEETING OF AUGUST 17th, 2022**

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 12:05 PM on August 17th, 2022, in Conference Room "A" of the McPherson Complex.

**Board members and guest present:** P.H. Culver Chairman, Jon Kurtz Secretary, Sherri Meadows, and the Treasurer Rebecca Gavidia was absent. Also, present were, Keith Fair Executive Director of HFA, Donnie Mitchell Grant Manager. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority (HFA). Special guest were Samantha Boocock with H2 Advisors, Judith Houlios Ocala Housing Authority, and Karen Hatch South State Bank. 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 12-20-2021 and published 12-20-2021.

III. Review of Minutes for July 20th, 2022, meeting.

Rebecca Gavidia made a motion to approve the July minutes and the motion was seconded by Sherri Meadows and passed unanimously.

IV. HFA Financial Update

H2 Advisors presented the monthly financials showing the latest P&L, Checking Report plus the Cash Flow Statement and Balance Sheet. The monthly spreadsheet showing revenues vs. expenses were emailed in advance to the meeting. There were some clarification questions on maintenance expense. The staff will be creating an RFP to be issued in September to banks for the Line of Credit. Sherri Meadows made a motion to approve the August financials and the motion was seconded by Jon Kurtz and passed unanimously.

V. Activity Report

Donnie and Keith went through the HFA staff activities and meetings that were done for the month. The Board had several questions about funding options for the Silver Lake Lodge property. Good conversation about the meetings around the PPP opportunity for building Essential Workforce Housing.

VI. Public Private Partnership (PPP)

HFA staff share the collective information on setting up and executing a PPP. The staff will be creating an RFP to be offered to qualified Developers. The RFP will place the RFP invitation in the Star Banner and on the HFA website in September. There will be a site visit in early October for the developers who are participating in the RFP. Keith met with Mounir, Tracy, and Cheryl to discuss the PPP and how the HFA envisioned it will work with the private sector. The one-on-one meetings with the Commissioners will be in September.

VII. Spring Lake Property

Neven Mathews has shared with me that he has interest in participating and investing with the Private Sector in the PPP. The Environmental Phase 1 and the Environmental Assessment will be completed in September.

VIII. New Business

A Triplex at 8860 Juniper Rd became available to buy for \$369,900. The Board agreed the price was good and voted to enter into an agreement. Sherri Meadows made a motion to enter into an agreement with the property owner to buy the Triplex for \$369,900 and the motion was seconded by Rebecca Gavidia and passed unanimously. **NOTE: Here is an addendum to the August 17<sup>th</sup>, 2022, HFA Board meeting minutes. The vote was unanimously but the August 17<sup>th</sup> minutes did not reflect that the Chairman PH Culver abstained his vote.**

IX. Old Business

No Old Business covered during the meeting.

X. Next regular meeting set for: September 21<sup>st</sup>, 2022

XI. Adjournment

Sherri 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