

**BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF AUGUST 20th, 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 August 20th, 2025, in Conference Room “A” of the McPherson Complex.
- II. Board Members, PH Culver Chair, Jon Kurtz Secretary, Rebecca Gavidia Treasurer, and Sherri Meadows were in attendance, Karen Hatch was absent. Also, present at the meeting was Keith Fair Executive Director of HFA and Donnie Mitchell HFA Grant Manager. Special guests: Cheryl Butler Community Services. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority called into the meeting.
- III. Proof of Publications
The meeting was called to order by PH Culver and the proof of notice of publication dated 12-18-2024 and published 12-18-2024.
- IV. Review of Minutes for July 16th, 2025, Jon Kurtz made a motion to approve the May minutes, and the motion was seconded by Sherri Meadows and passed unanimously.
- V. HFA Financial Update
The Board reviewed the July Financials and there was discussion about some rehab repairs being done at two of the homes. After the discussions, the Board accepted the reports. Sherri Meadows made a motion to approve the June financials, and the motion was seconded by Jon Kurtz and passed unanimously.
- VI. Activity Report
Activity from the staff from the middle of July – the middle of August. The Board was good with the Activity Report but did have a few questions about several different meetings. The Board asked that HFA Staff read the Project Hope agreement and give the Board the recap if the terms in the agreement.

VII. Magnolia Terrace

Tim Morgan will be prepared to present their bid for the Local Government Contribution in the September AHAC meeting. Magnolia Terrace will be applying for the 9% Tax Credit. Tim is also working with the HFA staff to apply for Bond Financing and the 4% tax Credit as a second option for the senior development.

VIII. Veteran Village

HFA gave an update on several different action items...the 2/2 floor plan drawings are being updated by David King. Habitat's interest in buying the land from OMCAR will take a vote from the Habitat Board and they have interest in building the development. There will be a group meeting with all the parties involved in late September.

IX. Open Discussion

The Executive Director explained to the Board the different bid offerings from three different Audit companies. The decision was made to have Purvis and Grey send the HFA an engagement letter for the 5-year term. Donnie Mitchell gave an update on the Veteran Home Build in Rainbow estates. It was noted that Keith and Donnie would be attending the Florida Housing Coalition in Orlando August 25th-27th.

X. Next Meeting: Wednesday September 17th, 2025

XI. Adjourn

Sherri Meadows 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:


Jon Kurtz Secretary

Date

9/17/25

**BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF JULY 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 July 16th, 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 and Donnie Mitchell HFA Grant Manager. Special guests: Abigail Gonzalez Community Services, James Haynes City of Ocala and Landis Martin H2 Advisors. Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority called into the meeting.
- III. Proof of Publications
The meeting was called to order by PH Culver and the proof of notice of publication dated 12-18-2024 and published 12-18-2024.
- IV. Review of Minutes for June 18th, 2025, Karen Hatch made a motion to approve the May minutes, and the motion was seconded by Sherri Meadows and passed unanimously.
- V. HFA Financial Update
The Board reviewed the June Financials and there was discussion about some rehab repairs being done at two of the homes. After the discussions, the Board accepted the reports. Jon Kurtz made a motion to approve the June 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 June – the middle of July. The Board was good with the Activity Report but did have a few questions about several different meetings.

VII. Magnolia Terrace

Tim Morgan will be prepared to present their bid for the Local Government Contribution in the August AHAC meeting. Magnolia Terrace will be applying for the 9% tax Credit. Tim is also working with the HFA staff to apply for Bond Financing and the 4% tax Credit as a second option for the senior development.

VIII. Veteran Village

HFA gave an update on several different action items...the 2/2 floor plan drawings, Habitat's interest in buying the land from OMCAR along with being the developer on the development, and the latest site plan drawings. There will be a group meeting with all the parties involved in late August or early September.

IX. Open Discussion

The Executive Director explained to the Board the different bid offerings from three different Audit companies. We are waiting for one more bid to come in before there is a final decision. Donnie Mitchell gave an update on the Veteran Home Build in Rainbow estates. Keith Fair gave a recap from the HFA Conference that he attended at Clearwater Beach.

X. Next Meeting: Wednesday August 20th, 2025

XI. Adjourn

Sherri Meadows 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: 
Jon Kurtz Secretary

Date 8/20/25