

**BOARD MEETING MINUTES  
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY  
REGULAR MEETING OF JULY 17th, 2024**

- 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 17th, 2024, in Conference Room “A” of the McPherson Complex.
  
- II. **Board Members and Guests Present** Jon Kurtz Secretary (Acting Chair), Rebecca Gavidia Treasure, Karen Hatch, and PH Culver and Sherri Meadows were not in attendance. Also, present was Donnie Mitchell Grant Manager and Keith Fair Executive Director of HFA. Special guest Helen Urie Community Services and Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority (called into the meeting). 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 12-18-2023 and published 12-18-2023.
  
- IV. **Review of Minutes for June 19<sup>th</sup>, 2024, meeting with Rebecca Gavidia**  
made a motion to approve the June minutes and the motion was seconded by Karen Hatch and passed unanimously.
  
- V. **HFA Financial Update**  
H2 Advisors prepares the monthly financials showing the latest P&L, Checking Account Report plus the Cash Flow Statement and Balance Sheet through June 30<sup>th</sup>, 2024. Rebecca Gavidia made a motion to approve the financials, and the motion was seconded by Karen Hatch 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 2024. The Board was good with the Activity Report and had no questions.

- VII. Keith Fair attended the annual Housing Finance Authority conference in St. Augustine and gave the Board a review of topics that were discussed at the conference. Keith had a meeting with our Bond Counsel and First Housing our Underwriter. The HFA of Marion County will try to secure a new Bond for one of the developments being built in 2025.
- VIII. Jonesboro Investment Corporation has made an offer to buy 8.14 acres to build seventy-two affordable senior apartments. Tim Morgan, the developer, will be meeting with Donnie and Keith in August to over the timelines. The City of Ocala has offered Parcel # 23553-000-00 2.33 acres to be gifted to the Central Florida Community Land Trust. This will increase the remaining part of the Parcel to 7.32 acres for development. Jonesboro Investment Corporation would like to close on the 8.14 acers before 12/31/24.
- IX. Veteran Home in Rainbow Springs  
Donnie gave the Board an update on the progress for building a veteran home. There will be more information given in the August Board meeting.
- X. Habitat Duplex  
Keith and Donnie are working with the County to secure Grant Funds to purchase the Duplex. Updates will be given in the August Board meeting.
- XI. Open Discussion  
No time for open discussion at the end of this meeting.
- XII. Next Meeting: Wednesday August 21st, 2024
- XIII. Adjourn  
Karen Hatch 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

8/21/24