

**BOARD MEETING MINUTES**  
**THE HOUSING FINANCE AUTHORITY OF MARION COUNTY**  
**REGULAR MEETING OF JUNE 19th, 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 June 19th, 2024, in Conference Room “A” of the McPherson Complex.
  
- II. **Board Members and Guests Present** PH Culver Chair, Jon Kurtz Secretary, and Rebecca Gavidia Treasure, Karen Hatch, and Sherri Meadows was not in attendance. Also, present was Donnie Mitchell Grant Manager and Keith Fair Executive Director of HFA. Special guest Abigail Gonzales Community Services, Sadie Daniel, and 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 12-18-2023 and published 12-18-2023.
  
- IV. **Review of Minutes for May 15<sup>th</sup>, 2024, meeting with Jon Kurtz**  
made a motion to approve the May minutes and the motion was seconded by Rebecca Gavidia 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 May 31st, 2024. The Treasure also reviewed the financials March and April 2024. Karen Hatch made a motion to approve the three months of financials with the proposed adjustments to the Accounts Receivable and the motion was seconded by Jon Kurtz and passed unanimously.
  
- VI. **Activity Report**  
The Board reviewed the staff activities and meetings that were conducted from the middle of May – the middle of June 2024. The Board was good with the Activity Report and had no questions.

VII. Bond Allocation

The HFA Board had a lengthy discussion on the Bond options for Crystal Park Apartments. Because of an approaching June 30<sup>th</sup> deadline and the property being under contract to a potential new owner for the development the Board decided to release the allocation back to District Five for redistribution.

Rebecca Gavidia made a motion to release the \$32,000,000 Bond Allocation back to Florida District Five and the motion was seconded by Jon Kurtz and passed unanimously.

VIII. 13.13 acres Report and Offer

The Phase II Brownfield Environmental Report was reviewed and discussed by the Board. There were only minor findings on the property that could be resolved during the development period. The Board accepted the findings and was fine with the correction plan.

IX. Jonesboro Investment Corporation has made an offer to buy 8.14 acres to build seventy-two affordable senior apartments. Tim Morgan, the developer, met with the HFA Board several months ago to share his development plans for the property. The HFA Board was impressed by the presentation and liked the senior development. Jon Kurtz made a motion to have HFA Staff move forward in negotiating with Mr. Morgan / Jonesboro Investment Corp. to buy the 8.14 acres and the motion was seconded by Karen Hatch and passed unanimously.

X. Community Revitalization Area

HFA Staff met with key city staff about creating a new 3-mile radius area in west Ocala to become a new Community Revitalization Area. The city's response was positive and would look forward to creating such an area in the coming months. As this program unfolds, we will update the HFA Board on the designated area.

XI. Habitat Duplex

Habitat has offered a new duplex that was built this year to be purchased by the HFA. The two duplex units are currently rented by tenants waiting for their new Habitat homes to be built. Karen Hatch made a motion for the HFA staff to move forward in pursuing available grant funds to purchase the duplex and the motion was seconded by Rebecca Gavidia and passed unanimously.

XII. Open Discussion

No time for open discussion at the end of this meeting.

XIII. Next Meeting: Wednesday July 17th, 2024

XIV. 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 7/17/24