

**BOARD MEETING MINUTES
THE HOUSING FINANCE AUTHORITY OF MARION COUNTY
REGULAR MEETING OF MARCH 10th, 2021**

- 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 March 10th, 2021 in Conference Room "A" of the McPherson Complex.
Board members present: P.H. Culver Chairman, Jon M Kurtz Secretary, Bryon Zonin, and Sherri Meadows and Rebecca Gavidia, Treasure. Also present were, Donnie Mitchell Grant Manager, Cheryl Martin Community Services Director, Keith Fair Executive Director of HFA., Tim Dean of the Dean Law Firm, LLC as legal counsel for the Housing Finance Authority (HFA) and Samantha Boocock H2 Advisors. Special guest Karen Hatch Center State Bank, Tim Westgate and Mackenzie Usher from Purvis and Gray
- II. Proof of Publications.
The meeting was called to order by P.H. Culver and the proof of notice of publication dated 12-22-2020 and published 12-22-2020.
- III. Review of Minutes for February 10th
Byron Zonin made a motion to approve the February minutes and the motion was seconded by Sherri Meadows and passed unanimously.
- IV. HFA Audit Review – Tim Westgate
Tim gave the Board a recap and summary of the 2019-2020 HFA Audit. He stated that the HFA met all the Governmental Audit Standards, and it was a clean audit. The overall review was a "thumbs up" and the HFA was in good standing according to the audit guidelines. The completed audit is available for review at the Clerk's Office and will be posted on the HFA website soon. The HFA Board voted to approve the audit with Rebecca Gavidia making a motion to approve the audit and the motion was seconded by Bryon Zonin and passed unanimously.
- V. HFA Financial Update
Rebecca Gavidia presented the latest P&L and Checking Report plus the Cash Flow Statement and Balance Sheet. The monthly revenue vs. expenses report was reviewed and discussed during the meeting. Jon Kurtz made a motion to approve the March financials and the motion was seconded by Sherri Meadows and was passed unanimously.
- VI. Activity Update
Keith and Donnie went through the activity report and addressed several key meetings. Sherri Meadows thanked the HFA staff for the recap of the month's activities.
- VII. Housing Task Force – Karen Hatch
Karen presented the Task Force idea which was like Orange County's Task Force. Keith will meet with Karen to determine what are the key areas for the Task Force to focus on within the County, assist in creating a list of who will be invited to join the Task Force, what is the timeline for the Task Force and what are some action items that will need to be in the plan.

VIII. Affordable Workforce Housing

Based on a family spending only 30% of their gross income on housing, Keith presented two different documents, one for rental and the other for owning a home. It was suggested by Tim Dean to create a Resolution stating the HFA's position on Affordable Workforce Housing and a calculation of what a family can afford based on their gross family income. Donnie had also prepared a map outlining the key areas for affordable workforce housing. Sherri Meadows made a motion to approve the presented document that Keith presented and have Tim Dean write up a Resolution and the motion was seconded by Rebecca Gavidia and was passed unanimously.

After the vote PH Culver made a comment that the lack of building materials in the County and State has become a real challenge for the builders in the community. He also mentioned the cost of lumber and piping is out of control.

IX. New Business - Quad Unit @ SE 1900 40th Street Rd

The HFA could buy a Quad unit that is not on the public market but can be available to them. The price is \$225,000 for the building that seems to be in pretty good shape. The HFA will ask the seller to create an agreement allowing the HFA time to conduct the 4-point inspection and appraisal. The contract would need to meet the affordable housing guidelines established by the HFA and have cancellation clauses based on a poor inspection, below market appraisal, and the Board of County Commissioners not approving the purchase.

Sherri Meadows made a motion to buy the Quad unit and the motion was seconded by Rebecca Gavidia and passed unanimously.

X. Old Business – None currently

XI. Next regular meeting set for: March 10th, 2021

XII. Adjournment

There being no further business to come before the meeting, it was then adjourned.

Housing Finance Authority of Marion County

By: _____

Jon Kurtz Secretary