

JACKSONVILLE HOUSING FINANCE AUTHORITY



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**Board of Directors Meeting**

**MINUTES**

**OF**

**REGULAR MEETING**

**December 2, 2020**

**October 14, 2020: JHFA Board Meeting**  
**Noon**  
**Ed Ball Building and Telephonic**

**BOARD MEETING:**

Present at the meeting were:

**BOARD MEMBERS**

Barney Smith, Chair  
Dee Bumbarger, Secretary  
Nadine Carswell, Member (via teleconference)  
Jeffrey Rosen, Member  
Jane Scofield, Member

**PROFESSIONAL STAFF (via teleconference except Mr. Hendrickson):**

Mark Hendrickson, The Hendrickson Company, Financial Advisor  
Susan Leigh, The Community Concepts Group, Financial Advisor  
Helen Feinberg, RBC Capital Markets, Investment Banker  
Rhonda Bond-Collins, Bryant Miller Olive, Bond Counsel  
David Migut, City of Jacksonville Office of General Counsel  
Joelle Dillard, City of Jacksonville Office of General Counsel

**CITY STAFF:**

Laura Stagner  
Tom Daly

**PUBLIC (via teleconference):**

Ryan Hoover, Vestcor  
Jordan Nelson, Southport  
Angela Hatcher, Blue Sky Communities  
Deannndra Taylor, Blue Sky Communities  
Jack Grygiel, Zimmerman Kiser Sutcliffe

**BOARD MEETING**

Chairman Smith called the meeting to order at 12:00 pm, and read a statement related to the conduct of meeting via hybrid of in-person and teleconference, and methods for public participation.

**Establishment of Quorum Via Roll Call**

Chairman Smith called the roll of Board members and all members except Mr. Cummings were present. Chairman Smith stated for the record that a quorum of the Board were physically present at the meeting location.

**Minutes**

Ms. Scofield moved, with a second by Ms. Bumbarger, that the **Board approve the minutes of the October 14, 2020 Board meeting.** The motion passed 5-0, via roll call vote.

### **Public Comments**

There were no public comments.

### **Staff Report and Financial Report**

Ms. Stagner updated the Board on JHFA financials, stating that year-end financials should be available soon.

### **Board Member Conflicts**

No Board member reported a conflict.

### **Bond Allocation**

Mr. Hendrickson and Ms. Bond-Collins updated the Board on bond allocation status.

### **Single Family**

Mr. Hendrickson updated the Board on the status of the single- family program.

### **Ashley Square Apartments**

Mr. Hendrickson reported that the Ashley Square bond issue had closed.

### **Local Government Area of Opportunity Funding**

Mr. Hendrickson reported that FHFC staff had completed scoring and recommended that Parkview Commons be given Housing Credits. He noted that this was the development selected for the LGAOF by the JHFA.

### **Bennett Creek Bond Redemption and JHFA Loan**

Mr. Hendrickson reported that bonds had been redeemed and that the JHFA had received loan payments of \$349,698.63.

### **Sydney Trace**

Mr. Hendrickson reported that the developer requested a LURA amendment replacing energy Star rated roofing with Eco-friendly cabinets, and that the JHFA application treated these as having equal value. Ms. Bond-Collins presented a Resolution. After discussion, Mr. Rosen moved, with a second by Ms. Scofield, that the Board adopt the Resolution prepared by bond counsel authorizing a LURA amendment for Sydney Trace. The motion passed 5-0, via roll-call vote.

### **Ashley Square**

Mr. Hendrickson reported that the developer requested a change of guarantors and that the credit underwriter recommended approval. Ms. Bond-Collins presented a Resolution. After discussion, Mr. Rosen moved, with a second by Ms. Scofield, that the Board adopt the Resolution prepared by bond counsel authorizing a change of guarantors for Ashley Square. The motion passed 5-0, via roll-call vote.

### **General Delegation**

Mr. Hendrickson and Mr. Migut reported that the Chair had requested a general delegation related to non-controversial LURA amendments, and that bond counsel recommended adding items already approved by the Board via motion related to delegation to hold TEFRA hearings and for Chair to sign documents. Mr. Hendrickson stated that the original draft had been amended to direct the Chair to report any LURA amendments approved via the delegation to the Board at the subsequent meeting after approval, and to permit the Chair to require a residents' needs assessment related to a requested change

of amenities or programs. Mr. Migut presented a Resolution. After discussion, Ms. Scofield moved, with a second by Mr. Rosen, that the Board adopt the Resolution prepared by OGC related to General Delegation of various matters. The motion passed 5-0, via roll-call vote.

**Public Comments**

Ms. Stagner stated that no public comments had been received via email.

**2020 Legislative Update**

Mr. Hendrickson updated the Board on the efforts for full funding in the 2021 session.

**2021 JHFA Calendar**

Mr. Hendrickson presented a proposed 2021 JHFA meeting calendar, with meetings on the 3<sup>rd</sup> Wednesday of every month, except no meeting in July and a combined November-December meeting on December 1. Ms. Bumbarger moved, with a second by Mr. Rosen, that the Board approve the proposed 2021 meeting calendar. The motion passed 5-0, via roll-call vote.

Chairman Smith asked that the staff-Chair agenda meetings be added to the calendar.

**New Business**

There was no new business.

**Public Comments**

Chairman Smith again asked if there was any public comment, and there was none.

**Adjournment**

On a motion by Mr. Rosen, seconded by Ms. Bumbarger, Chairman Smith adjourned the meeting without objection at 12:36 PM.