

JACKSONVILLE HOUSING FINANCE AUTHORITY



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Board of Directors Meeting

MINUTES

OF

REGULAR MEETING

May 19, 2021

May 19, 2021: JHFA Board Meeting
Noon
Ed Ball Building and Telephonic

BOARD MEETING:

Present at the meeting were:

BOARD MEMBERS

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

PROFESSIONAL STAFF:

Mark Hendrickson, The Hendrickson Company, Financial Advisor
Susan Leigh, The Community Concepts Group, Financial Advisor
Rhonda Bond-Collins, Bryant Miller Olive, Bond Counsel
Joelle Dillard, City of Jacksonville Office of General Counsel
Helen Feinberg, RBC Capital Markets, Investment Banker (via teleconference)
Cameron Hill, RBC Capital Markets, Investment Banker (via teleconference)
Tricia Heintz, Bank of New York Mellon, Trustee (via teleconference)

CITY STAFF:

Tom Daly
Adebisi Okewusi
Jane Bouda (via teleconference)
Melody Saftner

PUBLIC (via teleconference, except Ryan Hoover):

Ryan Hoover, Vestcor
Kevin Troupe, Vestcor
Eric Weller, Vestcor
Jordan Nelson, Southport
Ely Banks, Richman
Billy Kreinik, Fairstead
Debbie Blinderman, Affordable Housing Consulting
Angela Hatcher, Blue Sky Communities
George Romagnoli, Arbour Valley

BOARD MEETING

Chairman Smith called the meeting to order at 12:01 pm.

Establishment of Quorum Via Roll Call

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

Minutes

Ms. Carswell moved, with a second by Ms. Scofield, that the **Board approve the minutes of the March 17, 2021 Board meeting**. The motion passed 6-0, via roll call vote.

Public Comments

Mr. Hoover updated the Board on the status of various Vestcor developments.

Staff Report and Financial Report

Mr. Daly updated the Board on the March 31 JHFA financial statements.

Board Member Conflicts

No Board member reported a conflict.

DPA Increase

Mr. Hendrickson stated that new DPA funds were not needed at this time.

Multi-Family Bond Handbook

Mr. Hendrickson and Ms. Bond-Collins presented the revised Handbook, stating that it replaced an outdated handbook that was repetitive, sometime contradictory, and did not reflect current practices. After discussion, Mr. Rosen moved, with a second by Mr. Cummings, that the Board **approve the proposed revised Multi-Family Bond Handbook**. The motion passed 6-0, via roll call vote.

Gap Financing

Mr. Hendrickson presented an analysis of the four applications for Gap Financing. After discussion, Mr. Cummings moved, with a second by Mr. Rosen, that the Board

- **Select Lofts at Cathedral and Pine Grove for JHFA funding, contingent upon the Applicants accepting \$1,750,000 and \$750,000, respectively.**
- **Loan terms as offered by each Applicant**
- **All loan commitments and loans governed by Ordinance 2014-185-E.**
- **Authorize the Chairman to sign loan commitment letters, and authorize Chair or other Board member to execute loan documents, including subordinations and extension of loan commitment up to 30 days after senior loan closing date;**
- **Loan to be evidenced by Promissory Note and Mortgage, with anticipated second mortgage position (subject to all loan documents and due diligence necessary to evidence and complete the transaction). Loan documents to include a Land Use Restriction Agreement with all Applicant commitments (City programs, length of set-aside, income restrictions).**
- **Loan commitment expiration dates of January 31, 2022.**

Chairman Smith asked the Applicants if they would accept the funding offers, and Mr. Hoover and Mr. Banks replied in the affirmative. Ms. Carswell asked about the affordability period for Lofts at Cathedral. The motion passed 6-0, via roll call vote.

Inducement Resolutions

Ms. Bond-Collins presented bond Inducement Resolutions. After discussion, the following Inducement Resolutions were all adopted on individual roll call votes of 6-0.

- Pine Grove (Rosen/Carswell)
- Lofts at Cathedral (Rosen/Scofield)

- Sable Palms (Carswell/Scotfield)
- Arbors at Westview (Rosen/Bumbarger)

Beachwood Apartments

Mr. Hendrickson and Ms. Bond-Collins presented the Resolution giving final approvals to the Beachwood Apartments bond transaction. After discussion, Mr. Rosen moved, with a second by Ms. Bumbarger, that the Board **approve the Resolution prepared by bond counsel giving final approvals for the Beachwood Apartments bond transaction.** The motion passed 6-0, via roll call vote.

Marcis Pointe

Mr. Hendrickson and Ms. Dillard presented the Marcis Pointe restructure of the limited partnership. After discussion, Mr. Rosen moved, with a second by Mr. Cummings, that the Board **approve the Resolution prepared by OGC consenting to the transfer, with consent subject to of all conditions of the Resolution being satisfied, and loan repaid in four annual installments of \$54,500 beginning 2022.** The motion passed 6-0, via roll call vote.

Ashley Square

Ms. Bond-Collins explained a scrivener's error in the Ashley Square Financial Monitoring Agreement, with a corrected Agreement executed by the Chairman on advice of counsel. After discussion, Mr. Rosen moved, with a second by Mr. Cummings, that the Board **ratify the execution of the First Amendment to the Ashley Square Financial Monitoring Agreement.** The motion passed 6-0, via roll call vote.

Single Family

Mr. Hendrickson updated the Board on the status of the single- family program. Sales price increases, diversity of borrowers, and overall success of the program were discussed.

Local Government Area of Opportunity Funding

Mr. Hendrickson stated that FHFC was moving their RFA more quickly this year, with an anticipated application deadline of September 20—which would necessitate selection of a local preference development by August or early September. **Mr. Hendrickson stated that the proposed LGAOF NOFA and Application would be presented for Board approval in June.**

2021 Legislative Update

Mr. Hendrickson updated the Board on the outcome of the 2021 session.

Other Business

The Board discussed the high costs of proposed Section 8 acquisition/rehabilitation deals.

Public Comment

There was no additional public comment and Ms. Saftner stated that no public comments had been received via email.

Adjournment

Without objection, Chairman Smith adjourned the meeting without objection at 12:54 PM.