

## **HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY**

### **Minutes of October 12, 2018 Board Meeting**

#### **Investment Committee**

Ed Busansky called the Investment Committee meeting to order at 9:00 a.m. Members David Hollis and Frank DeBose were present, as were Board members Michael Kelley, Harry Hedges and Mercedes DiMaio. Also present were Mary Helen Farris, Mark Hendrickson, and Debbie Berner.

The Committee reviewed the current investments. After discussion, the Committee **directed Mr. Hendrickson to close the money market account with American Momentum Bank and move the funds to the US Bank Custody Account.**

Ms. Berner discussed mortgage rates and MBS profits. A discussion on the program and its sustainability followed. The Committee **directed staff to closely monitor mortgage rates and MBS prices and work with Chairman Kelley on any required mortgage rate changes.**

On a motion by Mr. Hollis, seconded by Mr. DeBose, the Committee voted unanimously to adjourn at 9:22 a.m.

#### **Board Meeting**

The meeting was held in the Planning Commission Board Room, 18th Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602.

#### **I. Attendees**

Chairman Michael Kelley called the HFA Board Meeting to order at 9:30 a.m. Members of the audience and the Board introduced themselves, and the Pledge of Allegiance was recited.

Also in attendance were Vice-Chairman David Hollis, Secretary Ed Busansky, and Board Members, Frank DeBose, Mercedes DiMaio, Harry Hedges, and Debra Koehler.

Also present were Mary Helen Farris (County Attorney's Office), (Mark Hendrickson (HFA Executive Director), Randy Clement (HFA Bond Counsel—Bryant Miller Olive), Debbie Berner (HFA Investment Banker—RBC Capital Markets), Sue Denihan (HFA Single Family Program Administrator—eHousing Plus), Kathryn Driver (HFA of Pinellas County), Shawn Wilson (Blue Sky Communities), Rodrigo Paredes (HTG), Steve Moore and Kevin Troupe (Vestcor), and Luis Blondin (Tampa Housing Authority).

#### **II. Minutes**

Mr. Hollis moved, with a second by Mr. Hedges, that the Board **approve the minutes of the September 7, 2018 meeting.** The motion passed 7-0.

#### **III. Public Comment**

Mr. Wilson addressed the Board on the status of the Preserve at Sabal Palm development.

#### **IV. Investment Committee Report**

Mr. Busansky reported on the activities and directions to staff from the Investment Committee meeting. He reported that the Committee had directed staff to close the money

market account with American Momentum Bank and move the funds to the US Bank Custody Account, that the present single family/DPA program was working from a cash perspective, and that staff and Chairman Kelley would be closely monitoring the interest rates and MBS pricing.

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

Mr. Hendrickson presented a summary of the two applications submitted for Local Government Area of Opportunity Funding. A discussion among Board members of the two applications and the selection criteria established by the HFA followed. After the discussion, Mr. DeBose moved, with a second by Ms. Koehler, that the **Board select the Brandon Preserve development for Local Government Area of Opportunity Funding**. The motion passed 5-1, with Chairman Kelley opposed, and Mr. Busansky abstaining. Ms. Koehler moved, with a second by Mr. Hedges, that the Board **select the Springfield Plaza deal as a back-up transaction, with a request to the County that they provide the required \$75,000 contribution to that development**. The motion passed 6-0, with Mr. Busansky abstaining. Mr. DeBose then moved, with a second by Ms. Koehler, that the Board **consider an amended motion to his original motion, that the Board (1) select the Brandon Preserve development for Local Government Area of Opportunity Funding, (2) Establish the loan amount of \$472,000, with a 3% interest rate, 15 year amortization, hard pay loan, (3) Request that the County fund \$100,000 of that loan amount, (4) Authorize the Chairman to sign loan commitment letters and/or other forms required in the FHFC RFA process, (5) Request the appropriate County official(s) to sign the required FHFC form(s) required to verify the Local Government Area of Opportunity Funding level of local contribution, (6) Require the loan to be evidenced by a Promissory Note an Mortgage, with anticipated second mortgage position (subject to all loan documents and due diligence necessary to evidence and complete the transaction, with loan documents to also include a Land Use Restriction Agreement, with all Applicant commitments (HFA programs, length of set-aside, income restrictions), and (7) Establish a loan commitment expiration date of December 31, 2019**. The motion passed 5-1, with Chairman Kelley opposed and Mr. Busansky abstaining.

[Ms. Koehler left the meeting.]

#### **VI. HFA FY 18-19 Budget**

Mr. Hendrickson updated the Board on the proposed Fiscal Year 2018-2019 Budget and the Resolution approving the Fiscal Year 2018-2019 HFA budget. After discussion, Mr. Hollis moved, with a second by Mr. Busansky, that the Board **approve the FY 18-19 Budget Resolution (approving the proposed FY 18-19 HFA Budget) drafted by HFA Counsel, and that the Board direct staff to post the budget within seven days to the HFA website**. The motion passed 6-0.

#### **VII. HFA Monthly Financial Statements**

Mr. Hendrickson presented the August and Septembers 2018 Financial Statement, as prepared by the HFA's CPA firm. After discussion, Mr. Hollis moved, with a second by Mr. Hedges, that the Board **approve the August and September 2018 Financial Statements**. The motion passed 6-0.

**VIII. Single Family Report: DPA, MCC's, Old Issues and 2012 Program**

Mr. Hendrickson reported on the status of the program, the volume of DPA loans and that the program be more effective if City of Tampa SHIP/DPA funds could be obtained in a manner consistent with the County. Ms. Denihan reported on impediments to buyers, including increased interest rates and lack of affordable inventory. She also reported on competition from a recent FHFC bond issue.

**IX. New Multi-Family Financings**

Mr. Hendrickson reported on the Renaissance at West River (Bethune Residences I) transaction was now scheduled to close in late October.

**X. Multi-Family Loans & Development Occupancy**

Mr. Hendrickson reported on the status of various loans and the continued high occupancy (98.35%) of HFA financed units.

**XI. Other Multi-Family Programs**

Mr. Hendrickson reported on the Metropolitan Ministries Homeless Up and Out, Camelot Youth Aging Out of Foster Care, Catholic Charities, USF/CRED Training programs. Ms. Farris presented proposed one-year contract extensions for all four programs, with expiration dates of September 30, 2019. After discussion, Mr. Hollis moved, with a second by Mr. Hedges, that the Board **approve one-year contract extensions for Metropolitan Ministries, Camelot, Catholic Charities, and USF/CRED**. The motion passed 6-0.

**XII. State and Federal Legislative Update**

Mr. Hendrickson presented an on SEE for 2019.

**XIII. FHFC, & County Reports**

No reports.

**XIV. Adjournment**

On a motion by Mr. Hollis, seconded by Ms. DiMaio, the Board voted 6-0 to adjourn the meeting (10:32 AM).