

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
January 21, 2011**

**TIME:** 8:30 a.m.

**LOCATION:** Tallahassee City Hall Commission Chambers  
300 South Adams Street  
Tallahassee, FL

**BOARD MEMBERS PRESENT:**

Len Tylka, Chairman  
Marilyn Carl  
Lynn Hanfman  
Cliff Hardy  
Will Lenihan  
Michael McLean  
Joseph Stadlen

**CORPORATION STAFF PRESENT:**

Stephen P. Auger  
Wayne Conner  
Rebecca DeLaRosa  
Laura Cox  
Sheila Freaney  
Barbara Goltz  
Wellington Meffert  
Nancy Muller  
Stephanie Sgouros  
Kevin Tatreau  
David Westcott

**ADVISORS AND OTHERS PRESENT:**

Junious Brown, Nabors, Giblin & Nickerson  
Jan Carpenter, Shuffield Lowman  
Bill Johnston, WLJ Partners/Tibor Capital

Chairman Tylka called the meeting to order at 8:30 a.m.

Chairman Tylka expressed his appreciation to the Board for electing him Chairman and stated that he was looking forward to working together to further Florida Housing's mission.

### **GENERAL OVERVIEW**

Nancy Muller presented an overview of the history of the affordable housing delivery system in the United States and the state of Florida.

David Westcott then provided background information on homeownership and Steve Auger provided background information on multifamily development.

Barb Goltz briefed the Board on Florida Housing's risk management policy.

### **GUARANTEE FUND**

Laura Cox presented background information on the Guarantee Fund.

### **RESOLUTION**

Steve Auger presented a resolution to the Board thanking the previous Board Members Tom Pelham, David Oellerich, Stu Scharaga, Ken Fairman and Jerry Maygarden for their service and dedication to Florida Housing and the citizens of the State of Florida.

Motion to approve the resolution was made by Mr. Hardy and seconded by Ms. Hanfman.  
Motion passed unanimously.

A short recess was called.

The meeting was called back to order.

### **PROFESSIONAL SERVICES SELECTION (PSS)**

**Item A, RFQ 2010-11 Public Relations, Media Buying and Planning Services.** Cecka Green asked the Board to approve the review committee's recommendation to enter into contract negotiations for public relations, media buying and planning services with the top three ranked offerors to the RFQ in ranked order as follows: Kidd Group, EVOK Advertising and The Zimmerman Agency, and if negotiations fail with any of those offerors, to enter into negotiations with the two fourth ranked offerors, Uzell Group and Idea Works.

Motion to approve staff's recommendation was made by Ms. Hanfman with a second by Ms. Carl. Motion passed unanimously.

**Item B, Approval of Housing Counseling Agencies for the Hardest Hit Fund for Unemployment Mortgage Assistance and Mortgage Loan Reinstatement Programs.** David Westcott asked the Board to authorize staff to enter into contract negotiations with CCCA of Greater Atlanta d/b/a CredAbility, to provide counseling for the Hardest Hit Fund for Unemployment Mortgage Assistance and Mortgage Loan Reinstatement Programs contingent upon receipt of a 2011 certificate of good standing from the Florida Department of State when available.

Motion to approve staff's recommendation was made by Ms. Hanfman with a second by Mr. McLean. Motion passed unanimously.

### **HARDEST-HIT FUND**

**Item A, Hardest-Hit Fund Program Update.** David Westcott provided an update on the Hardest Hit Program and briefed the Board on the data from the pilot program operating in Lee County.

### **LEGISLATIVE UPDATE**

Rebecca DeLaRosa and Wellington Meffert updated the Board on the upcoming legislative session.

### **STATE APARTMENT INCENTIVE LOAN PROGRAM (SAIL)**

**Item A, Request Approval of Revised Credit Underwriting Report for Independence Village.** Mr. Tatreau asked the Board to approve the revised credit underwriting report for Independence Village and direct staff to proceed with the issuance of a firm loan commitment and loan closing activities.

Motion to approve staff's recommendation was made by Ms. Carl with a second by Mr. McLean. Motion passed unanimously.

### **UNIVERSAL APPLICATION CYCLE**

**Items A & B, 2011 Universal Application Cycle Rulemaking Update.** Steve Auger stated that Governor Scott signed an executive order putting a hold on all rulemaking, and consequently, the 2011 Universal Application Cycle rulemaking was still on hold.

### **CONSENT AGENDA**

Chairman Tylka recused himself from the vote on SAIL Item K.

Chairman Tylka asked the Board to approve the items on the Consent Agenda, excluding SAIL Item K.

Motion to approve staff's recommendation was made by Mr. McLean with a second by Ms. Hanfman. Motion passed unanimously.

Chairman Tylka then turned the meeting over to Marilyn Carl for a vote on SAIL Consent Item K.

Motion to approve staff's recommendation was made by Mr. McLean with a second by Mr. Hardy. Motion passed unanimously with Chairman Tylka recusing himself from the vote.

### **ELECTION OF VICE CHAIR**

Chairman Tylka asked for nominations for the position of Vice Chairman of the Board of Directors. Lynn Hanfman nominated Cliff Hardy. Marilyn Carl seconded the nomination. Hearing no other nominations, Chairman Tylka called the vote.

Cliff Hardy was elected new Vice Chairman by a unanimous vote.

Hearing no further business, the January 21, 2011, Board of Directors' Meeting was adjourned at 11:40 a.m.