

**Florida Housing Finance Corporation  
Telephonic Board of Directors' Meeting Minutes  
June 18, 2021**

**TIME:** 9:35 a.m.

**LOCATION:** Tallahassee City Hall  
300 S. Adams Street  
Tallahassee FL 32301

**BOARD MEMBERS PRESENT:**

Ron Lieberman, Chairman  
LaTasha Green-Cobb, Vice Chair  
Mario Facella  
Bill Gulliford  
Dev Motwani  
Dane Eagle

**CORPORATION STAFF PRESENTING:**

Bill Aldinger  
Hugh Brown  
Marisa Button  
Laura Cox  
Sheila Freaney  
David Hearn  
Chris Maguire  
Taylore Maxey  
Trey Price  
Angie Sellers  
Stephanie Sutton  
Kevin Tatreau  
David Westcott

**OTHERS PRESENTING:**

John Dailey, Mayor of Tallahassee  
Ken Naylor, Atlantic Pacific  
Maureen Daughton, Esq.  
State Representative Allison Tant  
Shawn Wilson, Blue Sky Communities  
Brian Waterfield, Timshel Development

Chairman Lieberman called the meeting to order at 9:30 a.m.

Ron Lieberman asked Sheila Freaney to call the roll.

Ms. Freaney called the roll. Present were Ron Lieberman, LaTasha Green-Cobb, Mario Facella, Bill Gulliford, Dev Motwani and Dane Eagle. Holly Raschein, Sandra Einhorn and Ryan Benson were absent.

#### **PUBLIC COMMENT**

No public comment was offered.

#### **MINUTES**

**Item A, Approval of Minutes of the April 30, 2021, Board Meeting.** Chairman Lieberman asked for a motion to approve the Minutes of the April 30, 2021, Board Meeting.

Motion to approve the Minutes was made by Mr. Gulliford with a second by Mr. Motwani.  
Motion passed unanimously.

#### **FLORIDA HOUSING STATUS UPDATE**

Trey Price introduced City of Tallahassee Mayor John Daily and thanked him for opening City Hall back up to Florida Housing.

Mayor Daily welcomed Florida Housing back to City Hall.

Trey Price updated the Board on Florida Housing's current operating status and the status/location of Board Meetings for the rest of 2021.

#### **LEGISLATIVE UPDATE**

Stephanie Sutton updated the Board on the legislative session and how it will impact Florida Housing.

#### **EXTERNAL AFFAIRS UPDATE**

Taylor Maxey briefed the Board on the recently concluded Florida Housing statewide art contest "What Does Home Mean to You?" She showed video clips of two winners from media outlets around the state.

#### **AUDIT COMMITTEE UPDATE**

LaTasha Green-Cobb stated that during the Audit Committee meeting on June 17, 2021, Mike Pattillo, from Ernst & Young, presented the findings of the audit of the 2020 financial statements to the committee members. She stated that the audit had an unmodified opinion on both the financial statements and the schedule of federal awards and there were no management letter comments.

Ms. Green-Cobb made a motion that the Board accept the 2020 audited financial statements. The motion was seconded by Mr. Facella. The motion passed unanimously.

## **CONSENT AGENDA**

Chairman Lieberman asked for a motion to approve the items on the Consent Agenda.

Motion to approve the items on the Consent Agenda was made by Ms. Green-Cobb, with a second by Mr. Motwani. The motion passed unanimously.

## **FISCAL**

**Item A, Fiscal Year 2021/2022 Trust Fund Allocation.** Angie Sellers asked the Board to approve the allocation of the Fiscal Year 2021/2022 discretionary appropriation from the State Housing Trust Fund as follows:

1. Florida Housing Data Clearinghouse – up to \$335,000, with any funds not used for the Data Clearinghouse going to the SAIL program
2. SAIL Program - \$62,165,000, or the remaining appropriation available after funding the Data Clearinghouse.

Motion to approve staff's recommendation was made by Mr. Gulliford a second by Ms. Green-Cobb. The motion passed unanimously.

## **LEGAL**

**Item A, Arthur Mays Villas Phase One, LLC v. Florida Housing and MHP FL I, LLC.** Hugh Brown asked the Board to adopt the recommended order, findings of fact and conclusions of law in the Arthur Mays Villas Phase One, LLC v Florida Housing and MHP FL I, LLC matter, as its final order.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford. The motion passed unanimously.

After the vote concluded, Mr. Facella raised an issue regarding commercial lending policy and consideration of land sale values and land appraisals in identity of interest transactions, as they relate to determination of appropriate financing. Ms. Button discussed Florida Housing's process for reviewing site control requirements at development application, which does not require land purchase closing, as well as the prudent processes codified in Administrative Rules to scrutinize such transactions during the credit underwriting and cost certification processes. Pursuant to Mr. Facella's request, Ms. Button indicated staff would continue to review its policies in this regard.

**Item B, HTG Astoria, Ltd v. Florida Housing Finance Corporation and RST The Willows, LP; MHP FL VIII, LLLP v. Florida Housing Finance Corporation and Fulham Terrace, Ltd., BDG Fern Grove, LP, and Quiet Meadows, Ltd.; Vista at Coconut Palm, Ltd. v. Florida Housing Finance Corporation, University Station I, LLC, Residences at SoMi Parc, LLC, and BDG Fern Grove, LP.** Hugh Brown asked the Board to reject Vista's exceptions, adopt the findings of fact, conclusions of law and recommendation of the recommended order, and issue a final order in the HTG Astoria, Ltd v. Florida Housing Finance Corporation and RST The Willows, LP; MHP FL VIII, LLLP v. Florida Housing Finance Corporation and Fulham Terrace, Ltd., BDG Fern Grove, LP, and Quiet Meadows, Ltd.; Vista at Coconut Palm, Ltd. v. Florida Housing Finance Corporation, University Station I, LLC, Residences at SoMi Parc, LLC, and BDG Fern Grove, LP, matter.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford.

Ken Naylor, with Atlantic Pacific, on behalf of Coconut Palm, spoke in opposition to Florida Housing's staff recommendation.

Chris Maguire, representing Florida Housing, spoke in support of the staff recommendation. Maureen Daughton, representing University Station I, LLC, spoke in support of the staff recommendation.

Motion passed unanimously.

**Item C, Request Approval of Rule (67-49, F.A.C.) and Submission of Notice of Proposed Rule.** Hugh Brown asked the Board to authorize staff to proceed with filing the Notice of Proposed Rule for Rule 67-49, Florida Administrative Code.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Ms. Green-Cobb. The motion passed unanimously.

#### **MULTIFAMILY PROGRAMS ALLOCATIONS**

**Item A, RFA 2021-105 Financing to Build Smaller Permanent Supportive Housing Developments for Persons with Developmental Disabilities.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the seven applications received in response to RFA 2021-105 for Financing to Build Smaller Permanent Supportive Housing Developments for Persons with Developmental Disabilities and authorize the tentative selection of five applications for funding and invitation into credit underwriting. She stated that after the allocation there would be an unallocated balance of just over \$4.6 million in grant funding, but tabled a recommendation for a later date.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford. The motion passed unanimously.

**Item B, RFA 2021-108 Financing to Develop Housing for Persons with Developmental Disabilities.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the one application received in response to RFA 2021-108 for Financing to Develop Housing for Persons with Developmental Disabilities and authorize the tentative selection of the application for funding and invitation into credit underwriting.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Mr. Facella. The motion passed unanimously.

**Item C, RFA 2021-208 SAIL and Housing Credit Financing for the Construction of Workforce Housing.**

Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the ten applications received in response to RFA 2021-208 for SAIL and Housing Credit Financing for the Construction of Workforce Housing and authorize the tentative selection of four applications for funding and invitation into credit underwriting. She stated that after the allocation there would be an unallocated balance of \$296,497 of competitive housing credits and \$1,044,00 of SAIL funding, but tabled a recommendation for a later date.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford. Motion passed unanimously.

**Item D, 2021-2022 Tentative Funding Amounts and Timeline for Request for Applications (RFAs) for Multifamily Developments.**

Marisa Button asked the Board to approve staff's recommendation for the allocation of the 2021/2022 funding amounts as set forth in the meeting materials, as well as the timeline for the corresponding RFAs.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Ms. Green-Cobb. Motion passed unanimously.

**PROFESSIONAL SERVICES SELECTION (PSS)**

**Item A, Competitive Solicitation for Management Company Services.** Laura Cox asked the Board to authorize staff to begin the competitive solicitation process to select a pool of management companies

Motion to approve staff's recommendation was made by Mr. Facella with a second by Mr. Gulliford. The motion passed unanimously.

**Item B, Competitive Solicitation for Technical Assistance Provider (TAP) Services.** Bill Aldinger asked the Board to authorize staff to begin the competitive solicitation process to select a pool of qualified firms to provide technical assistance provider services.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford. The motion passed unanimously.

**Item C, Contract Renewal for Independent Registered Municipal Advisor (MRNA).** Angie Sellers asked the board to direct staff to proceed with the three year renewal option with Caine Mitter and Associates, Inc., Florida Housing's current Independent Registered Municipal Advisor

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford. The motion passed unanimously.

**Item D, Contract Renewal for Printing and Electronic Distribution of Official Statements.** Angie Sellers asked the Board to direct staff to proceed with the three-year contract renewal allowed in the contract with ImageMaster, LLC, Florida Housing's current provider of printing services for the electronic distribution of official statements.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Ms. Green-Cobb. The motion passed unanimously.

**Item E, Single Source Procurement for OnBase Licensing.** David Hearn asked the Board to authorize staff to enter into contract negotiations for a one-year, single source contract with Hyland Software, Inc., for continued access to the enterprise lease for OnBase, Florida Housing's document management system.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Mr. Facella. The motion passed unanimously.

#### **MULTIFAMILY DEVELOPMENT FINANCE STATUS UPDATE**

Marisa Button and Kevin Tatreau briefed the Board on the status of Multifamily Development Finance and previewed topics to be discussed at the Board Retreat in Orlando on July 29.

#### **PUBLIC COMMENT**

State Representative Allison Tant thanked the Board for approving the Independence Landing project in the Consent Agenda, and thanked Florida Housing staff for their assistance in getting the project approved.

Shawn Wilson, of Blue Sky Communities, thanked the staff for assistance with the issues being faced by developments in the pipeline.

Brian Waterfield, Timshel Development, spoke about the urgency of getting developments built in the panhandle, where they continue to deal with the aftereffects of Hurricane Michael.

Chairman Lieberman adjourned the meeting at 11:05 a.m.