

JACKSONVILLE HOUSING FINANCE AUTHORITY



**JACKSONVILLE HOUSING FINANCE AUTHORITY**

**Board of Directors Meeting**

**MINUTES**

**OF**

**REGULAR MEETING**

**November 28, 2018**

**October 17, 2018: JHFA Board Meeting**

**11:30 am**

**214 North Hogan Street, 8th Floor**

**BOARD MEETING:**

Present at the meeting were:

**BOARD MEMBERS**

Spencer Cummings, Vice-Chair

Dee Bumbarger, Secretary

Nadine Carswell, Member

Jim Citrano, Member

Jeffrey Rosen, Member

Jane Scofield, Member

**PROFESSIONAL STAFF:**

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

Emerson Lotzia, City of Jacksonville Office of General Counsel

Tricia Heintz, Bank of New York Mellon, Trustee

**CITY STAFF:**

Jane Bouda

Sonya Graves

Riesa Lowery

**PUBLIC:**

Ryan Hoover, Vestcor

Angela Leatherbury, HabiJax

**BOARD MEETING**

Vice-Chairman Cummings called the meeting to order at 12:01 pm, with a quorum present.

**Public Comments**

Mr. Ryan Hoover updated the Board on the Lofts at LaVilla, Lofts on Monroe, and Lofts at Jefferson Station developments.

**“To-Do” List**

Mr. Hendrickson updated the Board on outstanding “to-do” items.

**Staff Report and Financial Report**

Ms. Bouda updated the Board on JHFA financials and the 2018 Annual Report. Mr. Lotzia updated the Board on the delays in the Professional Services procurement process (Investment Banker, Bond Counsel, Trustee, and Financial Advisor). After discussion, Ms. Carswell moved, with a second by Mr. Citrano, that the Board **extend the professional services contracts until March 31, 2019**. The motion passed 6-0.

### **Board Member Conflicts**

Mr. Citrano disclosed that he had a voting conflict related to matters that involved Vestcor.

### **Single Family**

Mr. Hendrickson updated the Board on the single-family program. **The Board directed the team to analyze the use of DPA funds and bring a proposed increase in the DPA loan amount and the overall level of DPA funding to the January 2019 meeting.**

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

Mr. Hendrickson presented the background for a discussion of the selection criteria used in the past LGAOF RFP's, and if the Board wanted to continue the same criteria. Mr. Hendrickson read into the record an email from Chairman Gulliford:

*I like the current criteria as I think they have resulted in us selecting quality projects that have allowed us to gain maximum leverage of our community's limited resources. You have my proxy to share my sentiments and the thought process behind us selecting criteria that provided financial and infrastructure leverage.*

The Board discussed the criteria, with no decisions made on any changes to the current criteria. Ms. Carswell asked **staff to research if a criteria related to the economic impact on the residents of the apartments could be quantified.**

### **Multi-Family Updates**

Ms. Carswell updated the Board on the groundbreaking for the Millennia Portfolio, held at the former Eureka Gardens.

Mr. Hendrickson updated the Board on the three LGAOF applications that were not selected, but were offered the minimum local contribution required to apply for SAIL or SAIL Workforce funding from FHFC. He reported that Ashley Square and Lofts at Cathedral has applied for JHFA bonds in conjunction with SAIL and/or SAIL workforce applications. Mr. Hendrickson also updated the Board on a new bond application for Campus Towers, and that bond counsel had prepared bond Inducement Resolutions for these three developments. After discussion, Mr. Rosen moved, with a second by Ms. Scofield, that the Board **adopt the Inducement Resolution for Campus Towers**. The motion passed 6-0. Mr. Rosen moved, with a second by Ms. Scofield, that the Board **adopt the Inducement Resolution for Ashley Square**. The motion passed 6-0. Mr. Rosen moved, with a second by Ms. Scofield, that the Board **adopt the Inducement Resolution for Lofts at Cathedral**. The motion passed 5-0, with Mr. Citrano abstaining due to Vestcor's involvement with the development.

Mr. Hendrickson reported on the Desert Winds-Silver Creek bond transaction, and stated that the development's bond financing was ready for final approval. Ms. Bond-Collins explained the Resolution that would approve the issuance of bonds and other items. After discussion, Ms. Carswell moved, with a second by Ms. Bumbarger, that the Board **approve the Resolution prepared by bond counsel giving final approvals and other approvals for the Desert Winds-Silver Creek transaction**. The motion passed 6-0.

### **Existing Rental Properties**

Mr. Lotzia and Mr. Hendrickson updated the Board on the Houston Street Manor development. Mr. Hendrickson explained that the JHFA loan was a requirement for the development to receive Housing Credits from JHFA, and that failure to make the loan could jeopardize the Housing Credits and the financial stability of the development. The Board discussed the development and whether to grant an extension. After discussion, Mr. Citrano moved, with a second by Ms. Scofield, that the Board **authorize an**

**amendment to the Loan Agreement for Houston Street Manor extending the Completion Date to February 15, 2019, and authorize the Chairman or other Board member to execute all documents associated therewith, contingent upon the borrower proving that all liens were released and that the borrower and development were in good-standing with the first mortgage lender.** The motion passed 6-0.

Ms. Bond-Collins presented an update on the Mt. Carmel Gardens development, noting that the bonds had been retired, and as such, the bond trustee no longer had a role in the transaction. She explained that she had drafted a Resolution that included release of the trustee from the LURA and discharging the bond indenture. After discussion, Ms. Bumbarger moved, with a second by Ms. Carswell, that the Board **adopt the Resolution related to Mt. Carmel Gardens.** The motion passed 6-0.

#### **New Business**

Mr. Hendrickson presented a proposed 2019 JHFA meeting calendar. After discussion, Mr. Citrano moved, with a second by Ms. Scofield, that the Board **approve the proposed 2019 JHFA meeting calendar and add training for the morning of the February meeting.** The motion passed 6-0.

#### **Minutes**

Ms. Scofield moved, with a second by Ms. Carswell, that the **Board approve the minutes of the October 17, 2018 Board meeting.** The motion passed 6-0.

#### **2019 Legislative Update**

Mr. Hendrickson reported on the actions of the Sadowski Education Effort related to the 2019 legislative session.

#### **Adjournment**

Vice-Chairman Cummings adjourned the meeting at 1:15 PM.