

Brevard County Housing Finance Authority

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MEETING MINUTES

August 25, 2021

The Brevard County Housing Finance Authority convened on the 25th day of August, 2021, at the hour of 3:00 p.m. in the Lecture Room of the Brevard County Agricultural Center, 3695 Lake Drive, Cocoa, Florida, and by telephone conference call.

Present in person: Kamran Sarkarati, Chairman
Michael Hartman, Vice Chairman
James Katehakis, Assistant Secretary / Treasurer
Angela A. Abbott, Attorney for the Authority

Present by telephone: Mark Mustian, Nabors, Giblin & Nickerson, P.A.
Marianne Edmonds, Public Resources Advisory Group
Helen Feinberg, RBC Capital Markets
Devon Quist, Dominion
David Leon, Nelson Mullins

- I. The Chairman, Kamran Sarkarati, called the meeting to order at 3:01 p.m. and determined the presence of a quorum.
- II. Public Comments: The Chairman called for public comment. Hearing none, public comment was closed.
- III. Consent Agenda: Motion made by Jim Katehakis, seconded by Michael Hartman and carried unanimously to approve the Consent Agenda as follows:
 - A. Approval of Minutes of May 26, 2021 meeting
 - B. Approval of payment of Hendrickson Ink invoice for website maintenance
 - C. Approval of payment of invoice of Public Resource Advisory Group for 2nd Quarter, 2021
 - D. Approval of payment of invoices of Angela A. Abbott, P.A. for 2nd Quarter, 2021
 - E. Approval of request for contribution to Sadowski Education Effort

- F. Approval of 12 Month Planning Goals
- G. Approval of budget for fiscal year 2021-2022 and adoption of Resolution No. 21-04 entitled: RESOLUTION ADOPTING THE 2021-2022 BUDGET FOR THE BREVARD COUNTY HOUSING FINANCE AUTHORITY

Ms. Abbott pointed out that the requested contribution to the Sadowski Education Effort (SEE) is \$20,000 as opposed to \$15,000 this year. SEE has made great strides in preserving the Housing Trust Funds. The additional contribution will be within the budget for FY 2020-2021.

IV. Report of Treasurer, Barry Forbes: Presentation of 3rd Quarter, FY 2020-2021 Treasurer's Report:

In the absence of Mr. Forbes, Ms. Abbott presented the budget comparison for the 3rd Quarter of the current fiscal year. Income is over budget by \$75,969, and expenses are below budget by \$7,138. The balance sheet for fiscal year end and the 3rd quarter checkbook ledger were also presented. During the month of July, the Millennia Housing developer deposit was transferred to the cost of issuance at closing and the Authority received its fee. Motion by Jim Katehakis, seconded by Michael Hartman, and carried unanimously to accept the Treasurer's report as presented.

V. Status Reports on Special Projects:

- A. Loan Agreement with Housing for Homeless ("HFH") f/k/a Coalition for the Hungry and Homeless: The loan to HFH is paying as agreed. A summary of all payments was included in the agenda package.
- B. Loan to Community of Hope, Inc.: The loan to Community of Hope is paying as agreed. A summary of all payments was included in the agenda package.

VI. Single Family Program:

- A. Status Report on 2012-2021 TBA/MCC Program and discussion regarding funding of Down Payment Assistance loans:

Ms. Abbott presented a written status report on the Single Family Program as of July 31, 2021. During the months of May, June and July, five (5) new loans closed and nine (9) loans paid off. There is one loan currently pending. The agenda package included status reports on the DPA and GNMA Custody accounts, and a summary of GNMA profits as of July 31, 2021. The average GNMA profit per loan this fiscal year is \$7,214.08, which is \$285.92 short of covering the \$7,500 second mortgage. The current balance in the DPA custody account is approximately \$160,082. The Authority determined at the meeting in September, 2020, that it will continue to fund the second mortgage program in increments of \$100,000 whenever the account drops below \$150,000.

- B. Motion made by Michael Hartman, seconded by Jim Katehakis and carried unanimously to approve the Second Amendment to Program Administration Agreement with eHousingPlus.
- C. Motion made by Michael Hartman, seconded by Jim Katehakis and carried unanimously to approve the extension of Interlocal Agreement with the Housing Finance Authority of Hillsborough County.
- D. Quarterly status report on second mortgages: A status report of all second mortgages as of June 30, 2021 was presented. Ms. Abbott stated that she sent letters to the borrowers under the Single Family 1991 C program whose mortgages mature within the next six months reminding them that their loans are maturing and informing them where the payment should be sent. She received a call from one of the borrowers who is making arrangements to payoff the loan. Ms. Abbott commented on the large number of second mortgage payoffs that the Authority is receiving.

VII. Multi-Family Program:

- A. Status report on Application of Millennia Housing Development (Jupiter Ridge, Armstrong Glen and Sandpoint Village Projects, collectively Millennia Project): Ms. Abbott stated that this bond issue closed on July 22, 2021.
- B. Approval of revised Partial Release of Land Use Restriction Agreement in connection with Crane Creek Apartments project: Ms. Abbott explained that certain clarifications to the Partial Release of LURA were requested by the attorney for Dominion following the approval at the April 7, 2021 meeting. Following discussion, motion made by Michael Hartman, seconded by Jim Katehakis and carried unanimously to approve the revised Partial Release of Land Use Restriction Agreement in connection with Crane Creek Apartments project.

VIII. Report of Public Resources Advisory Group: Ms. Edmonds stated that multifamily bonds are being actively issued throughout the state leading to bond allocation becoming strained. Also, there is a new program being pitched in South Florida that utilizes tax exempt bonds and governmental entity owned real property to qualify for real estate tax exemption. There is a movement in Congress to liberalize the rules for tax exempt bonds and tax credit equity, which would be beneficial for the issuance of multi-family bonds. There is a bill that proposes a reduction from 50% to 25% basis to be financed with tax exempt bonds.

IX. The meeting adjourned at 3:16 PM.