

**Florida Housing Finance Corporation  
Telephonic Board of Directors' Meeting Minutes  
December 4, 2020**

**TIME:** 1:30 p.m.

**LOCATION:** Florida Housing Finance Corporation  
227 N. Bronough Street  
Tallahassee FL 32301

**BOARD MEMBERS PRESENT:**

Ron Lieberman, Chairman  
Ray Dubuque, Vice Chairman  
Ryan Benson (via telephone)  
Sandra Einhorn (via telephone)  
LaTasha Green-Cobb  
Bill Gulliford  
Dane Eagle

**CORPORATION STAFF PRESENTING:**

Bill Aldinger  
Hugh Brown  
Marisa Button  
Laura Cox  
Sheila Freaney  
Trey Price  
Angie Sellers

**OTHERS PRESENTING:**

Brian McDonough, Esq.  
Gary Cohen, Esq.

Chairman Lieberman called the meeting to order at 1:38 p.m.

Chairman Lieberman asked Sheila Freaney to take the roll.

Ms. Freaney called the roll. Present were Ron Lieberman, Ray Dubuque, Ryan Benson (via telephone), Sandra Einhorn (via telephone), LaTasha Green-Cobb, Bill Gulliford and Dane Eagle. No one was absent.

#### **PUBLIC COMMENT**

No public comments were offered.

#### **MINUTES**

**Item A, Approval of Minutes of the October 16, 2020, Board Meeting.** Chairman Lieberman asked for a motion to approve the Minutes of the October 16, 2020, Board Meeting.

Motion to approve the Minutes was made by Ms. Einhorn with a second by Ms. Green-Cobb. Sheila Freaney polled the Board and the motion passed unanimously.

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

Trey Price welcomed Dane Eagle, newly appointed Executive Director of the Department of Economic Opportunity and ex officio member of Florida Housing's Board of Directors, to his first meeting. He then updated the Board on Florida Housing's current operating status. He stated that the office is open for business with about 75-80% of staff still working from home. He briefed the Board on the 2021 Board Meeting schedule, indicating that the first four meetings would be held in the hybrid format currently being used, with the hope that the meetings in the second half of the year could be held fully in person in cities around the state.

#### **CONSENT AGENDA**

Trey Price indicated that Special Assets Item B, Aswan Village, would be pulled from the Consent Agenda for discussion.

Laura Cox asked the Board to approve the transfer of ownership, assumption of the SAIL loan documents and the Housing Credits ELIHA, and the release of guarantees, requested by Aswan Village, subject to the conditions outlined in the credit underwriting report and further approvals and verifications by the credit underwriter, counsel and appropriate Florida Housing staff, and direct staff to proceed with loan document modification activities as needed.

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

Brian McDonough, representing Aswan Village Associates, LLC, the company court ordered to transfer the property to OpaLocka Community Development Corporation, Inc. (OLCDC) by December 18, 2020, informed the board that a vote on this request may be premature as his client is appealing the court's decision and seeking a stay of the order to transfer the property

Gary Cohen, counsel for OLCDC informed the Board his client was merely seeking consent under the SAIL documents to comply with the court order and the court would ultimately decide whether or not the property is transferred. He further stated it was not premature for the Board to vote on this request since Florida Housing consent was required for OLCDC to comply with the court order.

Sheila Freaney polled the Board and the motion passed unanimously.

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

Motion to approve the remaining items on the Consent Agenda was made by Mr. Gulliford, with a second by Ms. Einhorn. Sheila Freaney polled the Board and the motion passed unanimously.

### **EXTERNAL AFFAIRS UPDATE**

Taylor Maxey briefed the Board on current efforts by the External Affairs staff.

### **AUDIT COMMITTEE UPDATE**

Ray Dubuque reported that the Audit Committee met prior to the Board Meeting to review and approve the risk assessment audit plan for 2021, and to receive an update on the audit of the Predevelopment Loan Program

### **2021 OPERATING BUDGET**

**Item A, Approval of 2021 Operating Budget.** Angie Sellers asked the Board to approve the 2021 Operating Budget.

Motion to approve staff's recommendation was made by Mr. Dubuque with a second by Ms. Green-Cobb. Sheila Freaney polled the Board and the motion passed unanimously.

### **MULTIFAMILY PROGRAMS**

**Item A, RFA 2020-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 35 applications received in response to RFA 2020-202 for Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties and authorize the tentative selection of eight applications for funding and invitation into credit underwriting. She stated that after the allocation, there would be an unallocated balance of \$591,620 in 9% housing credits but tabled a recommendation for a later date.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Ms. Green-Cobb. Sheila Freaney polled the Board and the motion passed unanimously.

**Item B, RFA 2020-204 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments.** Marisa Button asked the Board to approve the review committee's recommendation that the Board adopt the scoring results of the 18 applications received in response to RFA 2020-204 for Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments and authorize the tentative selection of six applications for funding and invitation into credit underwriting. She stated that after the allocation, there would be an unallocated balance of \$126,841 in 9% housing credits but tabled a recommendation for a later date.

Motion to approve staff's recommendation was made by Mr. Dubuque with a second by Ms. Green-Cobb. Sheila Freaney polled the Board and the motion passed unanimously.

**Item C, 2021 Rule Development.** Marisa Button asked the Board to authorize staff to proceed with the 2021 rule development process for Rule Chapters 67-21, 67-48 and 67-58.

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

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

**Item A, Single Source Procurement for the Affordable Housing Locator Subscription Service.** Bill Aldinger asked the Board to authorize staff to enter into contract negotiations with Emphasys Computer Solutions for a single-source contract to provide affordable housing locator subscription services, as they have been and continue to be the only vendor qualified to provide such services.

Motion to approve staff's recommendation was made by Ms. Green-Cobb with a second by Mr. Gulliford. Sheila Freaney polled the Board and the motion passed unanimously.

**Item B, Competitive Solicitation for an Enterprise Payroll/Human Resources System.** Angie Sellers asked the Board to authorize staff to move forward with a competitive solicitation to procure a new payroll human resources system, as the contract negotiations with Florida Housing's current provider, Paychex, broke down over statutory requirements that Paychex is unwilling to accommodate.

Motion to approve staff's recommendation was made by Mr. Gulliford with a second by Ms. Green-Cobb. Sheila Freaney polled the Board and the motion passed unanimously.

#### **PUBLIC COMMENT**

No public comments were offered.

#### **ELECTION OF CHAIR AND VICE CHAIR**

Ryan Benson made a motion to nominate Ron Lieberman as Chairman for 2021, with a second by Mr. Gulliford. Motion passed unanimously.

Bill Gulliford made a motion to nominate LaTasha Green-Cobb as Vice Chairman for 2021, with a second by Ms. Einhorn. Motion passed unanimously.

## **PRESENTATION**

Trey Price presented outgoing Board Member Ray Dubuque with a plaque and thanked him for his eight years of service to Florida Housing and the citizens of the State of Florida. He also noted that Mr. Dubuque agreed to continue to serve on the Board until his replacement is named, even though his term expired.

Mr. Dubuque thanked the Board and staff for their support throughout his term.

Ryan Benson asked Bill Aldinger for an update on the Homeless Schoolchildren Program. Mr. Aldinger reported on the continued success of the program and the ongoing work to expand it into other counties.

Chairman Lieberman adjourned the meeting at 2:51 p.m.