

**Florida Housing Finance Corporation  
Board of Directors' Meeting Minutes  
June 18, 2010**

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

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

**BOARD MEMBERS PRESENT:**

David Oellerich, Chairman  
Cliff Hardy  
Ken Fairman  
Lynn Hanfman  
Jerry Maygarden

**CORPORATION STAFF PRESENT:**

Stephen P. Auger  
Hugh Brown  
Wayne Conner  
Laura Cox  
Sheila Freaney  
Barbara Goltz  
Nancy Muller  
Stephanie Sgouros  
Kevin Tatreau  
David Westcott

**ADVISORS AND OTHERS PRESENT:**

Mark Mustian, Nabors, Giblin & Nickerson  
Jan Carpenter, Shuffield Lowman  
Bill Johnston, WLJ Partners/Tibor Capital  
Ben Johnson, Seltzer Management  
Randy Reiger, Housing Trust Group

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

### **STATE OF FLORIDA ECONOMIC OUTLOOK**

**Item A.** Steve Auger introduced Amy Baker, the Director of the Legislative Office of Economic Development and Research, who presented an overview of Florida's current economic climate as well as projections for where she believes the economy is headed in the future.

### **AUDITED FINANCIAL STATEMENTS**

**Item A, Ernest & Young.** Barb Goltz introduced Mike Patillo, a partner with Ernst and Young, who presented the Board with the results of its audit of Florida Housing Finance Corporation for the year 2009.

**Item B, Acceptance of the 2009 Audited Financial Statements.** Barb Goltz asked the Board to accept the audit as presented by Ernst & Young.

Motion to accept the audited financial statements presented by Ernst & Young was made by Mr. Maygarden with a second by Mr. Hardy. Motion passed unanimously.

### **HFA HARDEST-HIT FUNDING**

**Item A, Approval of Proposed Allocation for the Mortgage Intervention Strategy.** Nancy Muller presented the methodology staff used to come up with the proposed allocation of funds for Florida Housing's Mortgage Intervention Strategy. David Westcott asked the Board to approve staff's proposed allocation of funds and the selection of Lee County as the site for the Treasury-required pilot of the Mortgage Intervention Strategy.

Motion to ratify Board actions was made by Mr. Hardy with a second by Mr. Maygarden. Motion passed unanimously.

### **LOW INCOME HOUSING TAX CREDITS**

**Item A, Preliminary Recommendation Letter for Crestwood Apartments.** Kevin Tatreau asked the Board to rescind the award of 9 percent low income housing tax credits to Crestwood Apartments based on the credit underwriter's opinion that the development would negatively impact existing developments in the area.

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

Randy Reiger of the Housing Trust Group asked the Board to reconsider staff's recommendation to rescind the award.

Ben Johnson of Seltzer Management explained his reasons for the negative recommendation.

Motion passed unanimously.

## **LEGAL**

**Item A, In Re: RST Fruitland LP.** Mr. Brown asked the Board to approve staff's recommendation to find that the findings of fact and conclusions of law in the recommended order are based on competent substantial evidence and to adopt the recommended order as its final order.

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

**Item B, Olive Grove Apartments Limited Partnership v. Florida Housing Finance Corporation.** Mr. Brown asked the Board to approve staff's recommendation to adopt the consent agreement in the Olive Grove Apartments matter as its final order.

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

**Item C, Westmont Park Partners, LP.** Mr. Brown asked the Board to approve staff's recommendation to adopt the hearing officer's recommended order the Westmont Park matter as its final order.

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

Jack Weir of Eastwind Development asked the Board to reject the recommended order.

Motion passed unanimously.

Chairman Oellerich called a five-minute recess.

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

**Item A, Guaranteed Investment Contract (GIC) Broker Services.** Barb Goltz asked the Board to authorize staff to begin the RFP process for Guaranteed Investment Contract Broker Services.

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

**Item B, Request for Qualifications (RFQ) for Special Counsel Services.** Hugh Brown asked the Board to authorize staff to go out with an RFQ for special counsel services.

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

**Item C, Request for Proposals (RFP) for Single Family Mortgage Revenue Bond Master Servicer and Compliance Administration.** David Westcott asked the Board to accept the review committee's ranking recommendation and to authorize staff to enter into contract negotiations with U.S. Bank for Single Family Mortgage Revenue Bond Master Servicer and Compliance Administration services, and if those negotiations fail, to enter into negotiations with the next highest offeror, Bank of America.

Motion to approve staff's recommendation was made by Mr. Hardy with a second by Mr. Maygarden. Motion passed unanimously.

### **SUBORDINATE MORTGAGE INITIATIVE**

**Item A, Logan Pointe.** Steve Auger stated that this item was pulled from consideration.

### **TRANSFERS OF GENERAL PARTNERSHIP INTERESTS**

Laura Cox updated the Board on the parameters staff is considering to address requests to transfer general partnership interests to nonprofits.

### **CONSENT AGENDA**

Steve Auger stated that ARRA Items E, F, K and L, Multifamily Bonds Item C, and Special Assets Item A, were pulled from the Consent Agenda due to Board Member Cliff Hardy's conflicts of interest, which resulted in a lack of quorum. He also stated that ARRA Item J was pulled from the Consent Agenda due to Board Member David Oellerich's conflict of interest, which also resulted in a lack of quorum.

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

Motion to approve the items on the Consent Agenda, excluding ARRA Consent Items E, F, J, K and L, Multifamily Bonds Item C and Special Assets Item A, was made by Mr. Maygarden with a second by Ms. Hanfman. Motion passed unanimously.

Hearing no further business, the June 18, 2010, Board of Directors' Meeting was adjourned at 11:38 a.m.