



FHFC Board of Directors' Meeting Minutes December 13, 2024

BOARD MEMBERS PRESENT:

Ryan Benson, Chair
Sandra Einhorn, Vice Chair
Larry Cretul
Justin Domer
Mario Facella
David Hall
Olivia Hoblit
Jody Hudgins
Ron Lieberman
Daniel Martell
Dev Motwani

BOARD MEMBERS ABSENT:

None

CORPORATION STAFF PRESENTING:

Bill Aldinger
Marisa Button
Laura Cox
Katie Coxwell
Kirstin Helms
Angie Sellers
David Westcott

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8:30 a.m. by Chair Benson. Roll call was taken by Jenny Marshall and a quorum was present.

PUBLIC COMMENT

Chair Benson wanted to express thanks for the outpouring of personal support received after the Hurricane Helene, thanked Vice Chair Einhorn for stepping up to moderate the October Board meeting in his absence, and took the time for personal reflection after another active storm season.

MINUTES

Approval of the October 22, 2024, Board of Directors Meeting Minutes. Chair Benson asked for a motion to approve the minutes from the October 22, 2024, Board of Directors Meeting.

A motion to approve the minutes was made by Mario Facella with a second from Mr. Lieberman. The motion passed unanimously.

CONSENT AGENDA

Chair Benson asked for a motion to approve the items on the Consent agenda.

The motion to approve the Consent agenda was made by Mr. Hall with a second from Mr. Facella. The motion passed unanimously.

AUDIT COMMITTEE UPDATE

Vice Chair Einhorn advised that the Audit Committee received an Ethics and Conflicts of Interest Training from the Florida Commission on Ethics, a presentation of the 2025 Annual Audit Plan, a discussion of a closing memorandum on OCIG Report #202308110010, and a Boardsmanship Basics training with representatives from Kutak Rock.

LIVE LOCAL UPDATE

Ms. Button advised that Florida Housing has received funds from the 2023 Tax Credit Contribution Program. Of these funds, \$50 million has been reserved for two multifamily rental projects with significant regional impact, and Florida Housing is expects to have the second \$50 million reserved in January. The Corporation has \$3 million in reservations for 2024 and is exploring strategies to educate the business community on the program's benefits.

With respect to the Multifamily Middle Market Certification Program, 78 of those who applied received an approval from the local property appraiser's office, representing about 2/3 of the requests. The deadline for 2024 certification requests was December 19, 2024. At the time of the Board meeting, there were 29 fully submitted requests and approximately 130 requests in 'draft' form on Florida Housing's portal, which is consistent with the number seen during the 2023 cycle. Ms. Button commended Mr. Dearduff and Ms. Cutler in the Special Programs unit for their hard work researching and compiling this data for the Corporation.

Ms. Button, Mr. Westcott, and Ms. Coxwell also presented visual data highlighting the progress and impact of the Live Local and Hometown Heroes programs.

ACTION ITEMS

Fiscal

A. 2025 Proposed Operating Budget

Ms. Helms provided a brief overview of the 2025 Operating Budget.

A motion to approve was made by Mr. Hall with a second from Mr. Lieberman. The motion passed unanimously.

Professional Services Selection (PSS)

A. Request for Qualifications (RFQ) 2024-12, for Trustee Services

Ms. Sellers provided a brief timeline of events for this competitive procurement before stating that review committee's recommendation for this RFQ is to proceed with all three respondents: Bank of New York Mellon Trust Company, N.A.; Computershare Trust Company, N.A.; and U.S. Bank National Association.

A motion to approve was made by Mr. Hall with a second from Mr. Facella. The motion passed unanimously.

B. Single Source Procurement for OnBase Maintenance and Upgrades

Ms. Sellers provided an overview of the proposed single source and requested authorization for staff to enter into negotiations for a one-year contract with DataBank IMX for OnBase maintenance and upgrades.

A motion to approve was made by Mr. Hudgins with a second from Mr. Lieberman. The motion passed unanimously.

C. Single Source Procurement for the Affordable Housing Locator Subscription Services

Mr. Aldinger provided an overview of the proposed single source and requested authorization for staff to enter into negotiations for a one-year contract with Emphasys Computer Solutions, Inc., for the provision of the Corporation’s Affordable Housing Locator and associated services.

A motion to approve was made by Mr. Hall with a second from Mr. Facella. The motion passed unanimously.

2025 BOARD ELECTIONS

Chair Benson announced that he has been installed as the President of the Florida Homebuilders Association and would not be seeking re-election as Chair of the Board.

Chair Benson nominated Vice Chair Einhorn for the position of Chair, with a second from Mr. Lieberman. The motion passed unanimously.

Mr. Hudgins nominated Mr. Hall for the position of Vice-Chair, with a second from Mr. Motwani. The motion passed unanimously.

PUBLIC COMMENT

Vice Chair Einhorn thanked Chair Benson for his hard work as Chairman of the Board and thanked Chris Hirst and Justin Evans for their work with the Audit Committee.

Mr. Hall echoed Vice Chair Einhorn’s comments and thanked Chair Benson for his service.

Mr. Lieberman commented on all that the Corporation has achieved since Chair Benson has been a member of the Board.

Chair Benson expressed his thanks for the opportunity to serve as Chair and for the privilege of serving on our Board.

ADJOURNMENT

The meeting was adjourned at 9:39 a.m.