

**MINUTES OF THE MEETING OF
THE MEMBERS OF THE
OSCEOLA COUNTY HOUSING FINANCE AUTHORITY**

July 16, 2024

The meeting of the Osceola County Housing Finance Authority was held at the Hart Memorial Library, Roseada Room, 211 E. Dakin Avenue, Kissimmee, Florida on the 16th day of July, 2024 at 1:00 p.m.

The following members were present:

Duane “Rocky” Owen, Chairman
Casmore Shaw, Secretary/Treasurer
Jacob Dorn, Assistant Secretary

Also present were:

George S. Flint – GMS – CF, LLC
Jan Carpenter, Esq. - Latham, Luna, Eden & Beaudine, LLP
Jeanne Adams - Latham, Luna, Eden & Beaudine, LLP

ITEM #1

Call to Order

Mr. Owen called the meeting to order at 1:00 PM. Three Board Members were physically present, constituting a quorum.

ITEM #2

Public Comment Period

Mr. Flint state as far as public comment, we don't have any members of the public, other than staff and board members.

ITEM #3

Approval of Minutes

A. May 7, 2024 Board Meeting

Mr. Flint asked if there were any questions, corrections, or notations?

On MOTION by Mr. Shaw, seconded by Mr. Dorn, with all in favor, the minutes of the May 7, 2024 Board meeting were approved, as presented.

ITEM #4**Discussion and Consideration of Interlocal Agreement with Seminole County, Florida**

Ms. Carpenter stated we had hoped to have a resolution approving a Seminole County Interlocal Agreement, but we haven't gotten that far yet. Bond Counsel is reviewing the Interlocal. It's fairly short and sweet. We gave you all a copy of the proposal, and once we get comments from Bond Counsel we'll send it over to Seminole County, who's staff is all for it because they don't have an HFA. They just want to review it, get their comments from their county attorney to bring it before the commission. As we talked about last time with the change in the statute this year, our region seven now includes Seminole and Osceola County for allocation. So we are no longer with Orange County, which is good in the sense that we're only going to be competing against Seminole County projects. The reason for wanting to rush this is that if anyone wants to get allocation this year, they need to get their projects in and TEFRA all done before early December. And on that note, we just had a request this morning from a developer who Lincoln Properties, who has a project in Seminole County that they want to refinance rehab, and they came to us and said could we issue for Seminole County. If the county cannot get it approved quickly, the alternative would be doing a project-by-project Interlocal to propose, because that's what Seminole County has been doing. Volusia and others have issued for them. So if the Board's okay with that, I'd like to get the Board's consensus. If we can't get this total Interlocal moving in time for, say, approval in September. The Interlocal Agreement would be for one year, renewing annually and they have to let us know 6 months prior if they want to cancel.

On MOTION by Mr. Shaw, seconded by Mr. Owen, with all in favor, staff was directed to submit the Interlocal Agreement to Seminole County for review and comments and bring it back with a formal resolution.

ITEM #5**Ratification of Disbursements #148- #149**

Mr. Flint stated item five is ratification of disbursements #148 and #149. These were signed by the Chairman and transmitted to Osceola County to be paid out of the Authority's funds. Are there any questions on those?

Mr. Shaw asked what is the aggregate amount we have in our funds?

Ms. Carpenter stated we can get that from the county.

Mr. Flint added I'll get the current balance provided to the Board.

On MOTION by Mr. Shaw, seconded by Mr. Dorn, with all in favor, Disbursements #148 - #149 were ratified.

ITEM #6**Attorney's Report****A. Memorandum Regarding Recently Enacted Legislation**

Ms. Carpenter stated first thing just a reminder on some of the Ethics Law. We try every year to just remind everybody that they're bound by Sunshine law, ethics law, public records, you can't perceive anything of any benefit to you or your family. As for Sunshine Law, please remember that texts are almost impossible to be able to keep a record of. Don't text for any County business or HFA business. Obviously, you can't discuss anything with another Board member that may come before the Board. Public records are one of the things we're seeing a lot of via text messages and people responding on posting things on Facebook. If you post on Facebook, you can't save it. And if someone responds to you, another Board member, you could be communicating your views. So just be very cautious about those. If you have any other questions, we have lots of material.

Ms. Carpenter added and make sure to file your Form 1: Statement of Financial Interests by July 1st, the filing is online this year.

Ms. Carpenter stated the memorandum of House Bill 7013 is in the agenda. And then GMS does a nice summary. The law requires all special districts in the state, which would include the Housing Finance Authority, to prepare and publish a report of goals and objectives and performance standards. So by October 1st of this year, you have to have a list of your goals and objectives that have been established. And then at the end of the year, or December 1, you need to then report on what you met your goals and objectives.

ITEM #7**Adoption of District Goals and Objectives**

Mr. Flint stated this is an initial attempt to make sure we comply with the requirement, it can always be refined depending on how much input the Board wants to have. Jan and I put together these goals and objectives that are, for the most part, things we have to do anyway. We're not setting an objective that we're not going to meet in these. We're meeting the requirement that these be established by October 1st. If the Board again wants to modify these going forward, there's nothing preventing you from doing that. The main thing is we want to make sure we comply with the statutory requirement at this point.

Public Communication and Engagement: This covers holding public meetings. We set a standard of holding at least three. Obviously, there may be some years when we're holding ten, and some where we're holding three, but we're setting the goal at three. That way, we're meeting the standard when we have to report it.

Public meeting compliance: We're obligated to advertise these meetings, there's an annual meeting notice, and the meetings have to be noticed at least seven days in advance. They also have to be put on the website. The County controls the Housing Finance Authority's website, but meetings would be posted on that. Access to record compliance. Again, public records law requires that all the District's records be made available. Affordable Housing Compliance. The measurement is that compliance management visits were successfully completed, the reports for occupancy were reviewed.

Financial Transparency and Accountability; This covers the issuance of bonds and processing of disbursements, deposits of funds, and then the annual audit information.

On MOTION by Mr. Shaw, seconded by Mr. Owen, with all in favor, the District Goals and Objectives were approved subject to scrivener corrections.

ITEM #8

Other Business

A. Presentation of Occupancy Reports

Mr. Flint stated we have the occupancy reports here from Seltzer for your information.

ITEM #9

Authority Member Requests/Comments

I ran into Peggy Chaudhry at a public event recently and said I'd like to meet with her and talk about affordable housing in Osceola County and come up with some ideas.

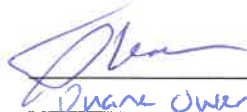
Mr. Flint stated you can attend that meeting as a citizen that happens to be on the Housing Finance Authority but you cannot represent the Housing Finance Authority, that is the distinction.

Ms. Carpenter added the Board has to delegate authority for someone with a message to talk to another government official. The role of the HFA is to simply finance affordable development.

ITEM #10

Adjournment

On MOTION by Mr. Shaw, seconded by Mr. Dorn, with all in favor,
the meeting was adjourned.

A handwritten signature in blue ink, appearing to read "Duane Owen", is written over a horizontal line.

Duane Owen, Chairman/Vice Chairman