

BOARD MEETING MINUTES
Wednesday, August 12, 2009

A regular Board meeting of the Housing Finance Authority of Broward County, Florida, was held on Wednesday, August 12, 2009, at 110 NE 3rd Street, Suite 201, Fort Lauderdale, Florida. Chair, Donna Jarrett, called the meeting to order at 5:30 p.m.

Present: Chair Donna Jarrett
Assistant Secretary Kirk Frohme
Member David Esposito
Member Jose "Pepe" Lopez
Member Robert McKinzie
Member Bertha Smith
Member Kenneth Thurston

Absent: Vice Chair Brad Orvieto
Secretary Jon Dorsey

Staff: Ralph Stone, Executive Director
Norman Howard, Assistant to the Director
Noel Pfeffer, Deputy County Attorney
Purvi Bhogaita, Assistant County Attorney
Elizabeth Gonzalez, Division Administrative Assistant

Also Present: Deborah Zomermaand, Zomermaand Financial Advisory Services
Liz Feezor, Bank of New York Mellon Trust
Thomas Radicioni, Bank of New York Mellon Trust
Helen Feinberg, RBC Capital Market
Debbie Berner, RBC Capital Market
Amanda Culp, RBC Capital Market
Jeff DeCarlo, Adorno & Yoss
Phil Harloff, Raymond James & Assoc.
Nick Hoffer, Raymond James & Assoc.
Alexandra Reich, Raymond James & Assoc.
Robin Miller, First Southwest Co.
Lakshmi McGrath, First Southwest Co.
Robert Swanger, Stern Brothers

A Roll Call was taken and a quorum declared.

CONSENT AGENDA

1. Approval of June 8, 2009 Regular Meeting Minutes
2. Executive Report
3. Finance Reports
4. Florida Association of Local Housing Finance Authorities (Florida ALHFA)
5. Agreement for Sharpton, Brunson & Company. P.A. (Agreement)
6. The 2009 National Housing Finance Association (NALHFA) Fall Educational Conference at the Grand Hyatt Hotel in Denver, Colorado.
7. Venice Cove Apartments – Subordinated Mortgage Initiative Loan

Ms. Jarrett congratulated Mr. Jose "Pepe" Lopez on being reappointed to the HFA Board by Commissioner Eggelletion.

At 5:35 p.m., on a motion by Mr. Thurston, seconded by Ms. Smith, the consent Agenda of August 12, 2009 was unanimously approved.

On a recommendation by Mr. Pfeffer to wait until 5:45 p.m. to start the presentations, as scheduled, the Board decided to move to the next items.

9. Facility Leasing (HFA Rent of 110 NE 3rd Street Building)

Mr. Howard stated there is a Memorandum of Understanding between the HFA and the Housing Finance and Community Development Division that will expire next month. Based on a County assessment and market conditions, Staff recommends no rental change in 2010 and a 10% increase in 2011. Mr. Frohme inquired about the allocation of space to the other programs within the Division, as well as the expiration date of their agreements. Mr. Stone explained the space allocation among the different programs and indicated that the expiration date is the same for all agreements.

A motion by Mr. Esposito, seconded by Mr. Lopez, to approve a Memorandum of Understanding (MOU) between the HFA and the Housing Finance and Community Development Division for approximately 8,646 square feet of office space located at 110 NE 3rd Street, Ft. Lauderdale, and for a term of two (2) years, from September 16, 2009 through September 15, 2011, at a gross rental of \$222,721; authorize the Chair to execute a Memorandum of Understanding was unanimously approved.

10. Multifamily - Island Club Apartments

Ms. Zomermaand explained that this is a request to transfer ownership of the Island Club Apartments subject to specific requirements by the HFA.

A motion by Ms. Smith, seconded by Mr. McKinzie, to approve the transfer of ownership for Island Club Apartments subject to a favorable Credit Underwriter recommendation, receipt of a fully executed Assumption Agreement and other related documents pursuant to the Bond

Documents, including applicable Bond Counsel Opinions, payment of all fees and expenses of the HFA's professionals and any other items reasonably required to complete the ownership change was unanimously approved.

11. **INFORMATION ITEMS** – Single Family Bond Program

- a. 2006 Single Family Mortgage Revenue Bond (Series AB&C) – GIC Update
- b. Mortgage Back Securities (MBS) Sale – Final Net Benefit Analysis
- c. Single Family Mortgage Revenue Bonds – Master Servicer

Ms. Zomermaand mentioned this is an informational item discussed at the last meeting; and now we are presenting the Final Net Benefit Analysis as well as the original projections. Mr. Frohme asked what the main factors in the \$20,000 decrease were and Ms. Zomermaand explained that basically it was the deterioration of the market between the initial projection in March 2009 and the time when the transaction was finalized.

On the second informational item, we were able to renegotiate the guarantee investment contract as originally underwritten. Ms. Zomermaand commended the underwriters, trustee, and bond counsel on doing a great job.

The last item refers to the Master Servicer. Leader Financial submitted a letter informing the HFA that they are exiting the master servicer business and, accordingly to what was previously approved by the Board, we have started negotiations with the next ranked firm, US Bank.

12. **MATTERS OF HFA MEMBERS**

13. **MATTERS FROM THE FLOOR**

Ms. Feezor informed she has taken additional duties and introduced Mr. Thomas Radicioni as her replacement.