

REVISED
BOARD MEETING MINUTES
Wednesday, September 9, 2009

A regular Board meeting of the Housing Finance Authority of Broward County, Florida, was held on Wednesday, September 9, 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
Vice Chair Brad Orvieto
Assistant Secretary Kirk Frohme
Member David Esposito
Member Robert McKinzie
Member Bertha Smith
Member Kenneth Thurston

Absent: Secretary Jon Dorsey
Member Jose "Pepe" Lopez

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

Also Present: Deborah Zomermaand, Zomermaand Financial Advisory Services
Liz Feezor, Bank of New York Mellon Trust
Helen Feinberg, RBC Capital Market
Jeff DeCarlo, Adorno & Yoss
Phil Harloff, Raymond James & Assoc.

A Roll Call was taken and a quorum declared.

CONSENT AGENDA

1. Approval of August 12, 2009 Regular Meeting Minutes
2. Executive Report
3. Finance Reports
4. Item 9 - Single Family and Multifamily 2009 Bond Allocation



Ms. Jarrett mentioned that Staff requested that Item 9 - Single Family and Multifamily 2009 Bond Allocation be moved to the Consent Agenda.

Mr. Orvieto inquired about the revenue side of the budget, specifically how the lender program income and interest income were determined. Mr. Stone deferred the question to Ms. O'Donnell, who replied that the interest income was based on a best guess. She mentioned that this year market conditions caused lower lender program income.

Mr. Orvieto had additional questions regarding an increase in building maintenance, as well as a decrease in cost allocation. Ms. O'Donnell responded that maintenance increased for fy10 because fy09 had a onetime credit caused by the refund of a prior year vendor overpayment. Cost allocations are lower because the new consultant has done more work and we believe the allocations are more accurate in 2010. Mr. Orvieto asked why revenue was substantially lower in 2010. Ms. O'Donnell responded that the budget submission must be balanced (revenue must equal expenses), so for budget purposes revenue is lowered to equal expenses. Mr. Stone added that if we didn't have enough revenue to support the budget figures, we couldn't show the operational numbers indicated on our statements.

Mr. Dorsey arrived at 5:40 p.m. and was noted as being present at the HFA Board Meeting.

Mr. Stone explained that the Housing Finance and Community Development have applied for the second phase of the Neighborhood Stabilization Grant Program (NSP). Staff applied for \$105 million in federal government funds and we put in \$15 million for gap financing to supplement HFA bond deals. We have nine (9) HFA deals in the pipeline and we feel we have a reasonable shot at two (2) of those deals.

Mr. Stone also stated that the State of Florida receives funding from two (2) significant sources from the Federal Stimulus funds and it seems Broward County isn't getting a fair share of these resources. Staff has asked for a direct allowance of some of those resources to supplement HFA Bond deals but the Florida Housing Finance Corporation (FHFC) hasn't responded yet. They have another source of funds that would create deals in Broward County. He mentioned that at the last meeting of the Broward Housing Council, where Ms. Zomermaand gave a presentation on the FHFC programs, the delegates unanimously supported a resolution stating that FHFC is not making program funding decisions based on affordable housing needs and populations, and, if they were, Broward County would be getting a larger share of statewide resources. Staff will continue pressing this issue. Mr. Stone also mentioned that this year we will be asking the HFA to provide tax credit match for some of these deals. Mr. Orvieto asked which deals have the best chance to be approved and why are we including single family transactions. Ms. Zomermaand responded that Broward Gardens and Monterra Apartments have the best chance and we are including single family transactions to preserve allocation. There was a long discussion among Mr. Frohme, Mr. Orvieto, Mr. Thurston, Ms. Zomermaand, and Mr. Stone regarding this matter.

On a motion by Mr. Esposito, seconded by Mr. Thurston, the consent Agenda of September 9, 2009 was unanimously approved.

8. Multifamily – Harbor Town at Jacaranda Apartments

Ms. Zomermaand informed that this is a request to approve transfer of ownership of the development. Mr. Orvieto asked how the change from variable to fixed interest would affect the HFA and Ms. Zomermaand responded that the change won't impact the HFA.

On a motion by Mr. Thurston, seconded by Ms. Smith, to approve a Resolution of the Housing Finance Authority of Broward County, Florida, approving form of Assumption Agreement in connection with the HFA's Multifamily Housing Revenue Refunding Bonds, 1995 Series B (Harbour Town of Jacaranda Apartments Project); approving transfer of the Development; and providing for an effective date was unanimously approved.

MATTERS OF HFA MEMBERS

Mr. Esposito asked if we have finished with CitiMortgage as the Mortgage Servicer. Ms. Zomermaand replied that September 4 was the 30-day deadline given to CitiMortgage to reply to the last letter we sent to them. Therefore, technically we could send them a default letter but we are working through 36-37 mortgages that are 90 days past due and a few loans where their interest rate has been changed. We are trying to get CitiMortgage to buy those mortgages out of the pool before we transfer them over to US Bank. Staff will give an update at the next meeting. There was a long discussion among Mr. Esposito, Mr. Frohme, and Ms. Zomermaand regarding this matter.

MATTERS FROM THE FLOOR

NEXT BOARD MEETING

October 14, 2009 at 5:30 PM

ADJOURNMENT