8	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

3/4/2025

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 29, 2024**

FROM: **Joanne Spencer, Sr. Asst. to the Board of County Commissioners** **PHONE:** **904 209-0308**

SUBJECT OR TITLE: **Consider appointments to the Housing Finance Authority**

AGENDA TYPE: **Appointments, Business Item**

BACKGROUND INFORMATION:

Currently there are two (2) vacancies on the Housing Finance Authority due to the expiring terms of Brian Clark and Erick Saks. A vacancy ad was placed and ran for (6) weeks. Please find attached for your review and consideration a letter of recommendation from the Housing Finance Authority and (3) applications: Judson Freeman Dist. 1, Erick Saks Dist. 1, Christopher Walker Dist. 3.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to re-appoint Erick Saks to the Housing Finance Authority for a (4) year term scheduled to expire March 4, 2029.

For Administration Use Only:
Legal: Kealey West 2/18/2025 **OMB: Carrie Shen 2/18/2025** **Admin: Brad Bradley 2/25/2025**

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

HOUSING FINANCE AUTHORITY

This Authority meets the 4th Thursday of each month at 3:00pm in the Health and Human Services Building, Kingfisher Conference Room, 200 San Sebastian View St. Augustine, FL 32084. Additional weekly m Established by Ordinance 80-7 and Resolution 80-25, and amended by Ordinance 09-30, the Authority is comprised of seven (7) members with not less than a majority of the members knowledgeable in the following fields: commerce, labor and finance. Terms are four (4) year terms. The authority meets the 4th Thursday, 3:00 p.m., in the Health and Human Services Building, Kingfisher Conference Room, 200 San Sebastian View St. Augustine, FL 32084. Each member is required to file Financial Disclosure with the Supervisor of Elections.

Staff Support, Juliette Maronel, Admin. Coordinator, 904-209-6152
Joseph Cone, Assistant HHS Director, 904-827-6898

Brian Clark 5213 River Park Villas Dr. St. Augustine, FL 32092 Phone: # 904-742-4072	District#: 1 Term#: Partial Position: Member Requirement: Finance	Appt. Date: 2/21/2023 Exp. Date: 2/16/2025
Erick Saks 107 Broadleaf Lane St. Johns, FL 32259 Phone: # 703-944-0071	District#: 1 Term#: 1 Position: Member Requirement: Labor	Appt. Date: 2/16/2021 Exp. Date: 2/16/2025
Linda B DeGrande 449 CR 13 South St. Augustine, FL 32092 Phone: # 904-829-1932	District#: 2 Term#: 5 Position: Treasurer/Secretary Requirement: Commerce	Appt. Date: 4/19/2022 Exp. Date: 4/19/2026
Carolina Morrow 22 Caminha Road St. Augustine, FL 32084 Phone: # 904-393-6880	District#: 3 Term#: 1 Position: Member Requirement: Commerce	Appt. Date: 4/19/2022 Exp. Date: 4/19/2026
Malinda Peeples 6231 Armstrong Road Elkton, FL 32033 Phone: # 904-806-3939	District#: 2 Term#: 4 Position: Member Requirement: Labor	Appt. Date: 7/19/2022 Exp. Date: 7/19/2026

Robert Marshall
318 Marsh Point Circle
St. Augustine, FL 32080
Phone: # 904-540-1493

District#: 5
Term#: 4
Position: Vice-Chair
Requirement: Labor

Appt. Date: 2/20/2024
Exp. Date: 2/20/2028

Michael O'Donnell
1595 San Carlos St.
St. Augustine, FL 32080
Phone: # 310-867-9385

District#: 5
Term#: 2
Position: Chair
Requirement: Finance

Appt. Date: 2/20/2024
Exp. Date: 2/20/2028

November 1, 2024

Placed 10.29.24
Pulled 1.10.25

(http://www.sjcfl.us/) **St. Johns County**
Board of County Commissioners
Board And Committee Applications

Board And Committee Application

Board/Committee Name: Housing Finance Authority

Purpose: To increase the supply of affordable housing opportunities through tax-exempt and taxable bonds and other available program resources.

Qualifications: Applicants must be knowledgeable in the fields of commerce, labor and finance and be a registered voter in St. Johns County. Members must file financial disclosure. Members serve a term of four (4) years.

Meeting Schedule: This Authority meets the 4th Thursday of each month at 3:00pm in the Health and Human Services Building, Kingfisher Conference Room, 200 San Sebastian View St. Augustine, FL 32084. Additional weekly m

Roster Info: Established by Ordinance 80-7 and Resolution 80-25, and amended by Ordinance 09-30, the Authority is comprised of seven (7) members with not less than a majority of the members knowledgeable in the following fields: commerce, labor and finance. Terms are four (4) year terms. The authority meets the 4th Thursday, 3:00 p.m., in the Health and Human Services Building, Kingfisher Conference Room, 200 San Sebastian View St. Augustine, FL 32084. Each member is required to file Financial Disclosure with the Supervisor of Elections.

Max Members 7

BCC Staff Support	Phone
Juliette Maronel	904-209-6152
Joseph Cone	904-827-6898

Term Length: 4

Current Vacancies:

Member	Vacancies	Accepted Through	View Qualifications
Finance	2	1/10/2025	Click for detail

Future Vacancies:

Member	District	Anticipated Availability	View Qualifications
Finance	1	2/16/2025	Click for detail
Labor	1	2/16/2025	Click for detail

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Rec. 3/19/24
1 Yr. 3/19/25

Board/Committee Name: Housing Finance Authority

First Name: Judson Freeman
Last Name: Jr.
Address: 531 Oxford Estates Way
City, State Zip: Saint Johns, FL 32259
Home Phone:
Cell Phone: (904) 655-8542
Work Phone:
Email: judson.freeman@comcast.net
District: 1

Most Recent Occupation/Employer:
Bond Counsel/Bryant miller Olive, Livermore & Freeman, P.A.; now retired

Past Work Experience/Employers:
40 yrs. experience as municipal bond counsel/various Florida firms

Civic Clubs, Organizations:
Florida Bar Association

St. Johns Parcels Owned:
531 Oxford Estates Way, .25 acres, joint owner; LOTS 1, 2, 3, 4, AND 5, BLOCK 10, SURFSIDE, A SUBDIVISION OF ST. JOHNS COUNTY, FLORIDA; approx. .29 acres, joint owner

Companies/Industries with Financial Interest:

Elected or Appointed Positions:

Do you do Business with the County:
No **Details:**

Do you Have and Employment or Contractual Relationship with the County:
No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

University of the South, B.A.; Cumberland School of Law, J.D.

References:

Name	Relationship	Phone

Additional Information:

Retired after 40 years practicing as a municipal bond attorney, rated AV® Preeminent by Martindale-Hubbell™ and recognized by the American Lawyer magazine as among attorneys top rated in banking and finance.

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Rec: 1.6.2025

1 Year: 1.6.2026

Board/Committee Name: Housing Finance Authority

First Name: Erick

Last Name: Saks

** Similar Name matches a current member of Housing Finance Authority, term expiring 2/16/2025 12:00:00 AM*

Address: 107 Broadleaf Ln

City, State Zip: Saint Johns, FL 32259

Home Phone:

Cell Phone: (703) 944-0071

Work Phone: (904) 404-9977

Email: erick@oplifeline.org

District: 1

Most Recent Occupation/Employer:

I am currently the Executive Director for Operation Lifeline Inc. — a nonprofit builder focused on veteran housing.

Past Work Experience/Employers:

I am Erick Saks, a retired lieutenant colonel of the U.S. Air Force, with more than 26 years of dedicated service to humanitarian causes. During my deployment in Afghanistan, I helped build schools, medical facilities, and essential infrastructure. After retiring, I became involved in local governance in Saint Johns County, Florida, and was elected as a Supervisor for the Rivers Edge Community Development District. I also founded Operation Lifeline Inc., a nonprofit dedicated to supporting veterans, and serve on the board for the Saint John's County Continuum of Care. My work as a Florida Certified General Contractor allows me to continue empowering underserved communities.

Civic Clubs, Organizations:

Member, Northeast Florida Builders Association
Board Member, Saint Johns County Continuum of Care
Member, Saint Johns County Veterans Council
Member, Clay County Veterans Council

Elected or Appointed Positions:

Do you do Business with the County:

Yes **Details:** Operation Lifeline Inc. receives funding through a St. Johns County community development block grant to rehabilitate veteran housing.

Do you Have and Employment or Contractual Relationship with the County:

Yes **Details:** Operation Lifeline Inc. receives funding through a St. Johns County community development block grant to rehabilitate veteran housing.

Voting Conflict:

No **Details:**

Number of Times Recused:

Yes **Details:** I'm currently on the HFA, but I've never had to recuse myself.

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

Educational Background:
- Master's degree in Communication from George Mason University
- Master's degree in Military Operational Art and Science from Air University
- Bachelor's degree in Political Communication from the University of Washington
- Associate's degree in Public Affairs from the Community College of the Air Force

Certifications:
- Florida Certified General Contractor License (CGC#1533113)

References:

Name	Relationship	Phone
Carolina Morrow	Professional	5093936880
Lori Chapman	Professional	(904) 209-6160
Anita Daniel	Professional	(904) 819-4329

Additional Information:

With over 26 years of dedicated service in the U.S. Air Force, I have honed my leadership skills and acquired an in-depth understanding of various challenges. My passion for driving positive change inspired me to found Operation Lifeline Inc., a nonprofit housing organization that aids veterans and underserved communities in Florida. As the Executive Director of Operation Lifeline Inc., I actively oversee construction initiatives, utilizing my Florida Certified General Contractor license. My extensive hands-on experience and versatile skill set uniquely qualify me to contribute meaningfully to this Board.

OPERATION LIFELINE INC.

Operation Lifeline Inc.

Office of the Executive Director

January 6, 2025

Housing Finance Authority
200 San Sebastian View
St. Augustine, Florida 32084

Fellow Board Members,

I am writing to request re-appointment to the Housing Finance Authority. Over the past four years, I have had the privilege of serving alongside most of you, learning from your insights and working together to advance affordable housing initiatives in St. Johns County.

During my term, I have maintained regular attendance at board meetings and participated in numerous events, ensuring I stay actively engaged in the Authority's work. Our collective efforts have led to meaningful progress for the community, and I am proud of what we've accomplished together.

I remain committed to this mission and would welcome the opportunity to continue contributing my experience and dedication to the work ahead.

Thank you for considering my request. Please let me know if you need any additional information. I look forward to the opportunity to continue serving with you.

Sincerely,

Erick Saks
Executive Director,
Operation Lifeline Inc.

St. Johns County Board of County Commissioners

Office of the Board of County Commissioners

Application

Board/Committee Name: Housing Finance Authority Rec 1.10.25 Expires 1.10.26

First Name: Christopher
Last Name: Walker
Address: 309 S La Crescenta Dr
City, State Zip: Saint Augustine, FL 32080
Home Phone:
Cell Phone: (716) 432-1640
Work Phone:
Email: cwalker@lippes.com
District: 3

Most Recent Occupation/Employer:

Lippes Mathias LLP - Attorney - Public Finance/Affordable Housing

Past Work Experience/Employers:

Lippes Mathias Wexler Friedman LLP, Partner In Charge - November 2017 - Present
Brennan Manna & Diamond LLP · Attorney - September 2015 – November 2017
Lippes Mathias Wexler Friedman, LLP, Jacksonville, FL/Buffalo, NY · Of Counsel Aug. 2012 – Sept. 2015
Damon Morey, LLP, Buffalo, NY · Associate Attorney May. 2011 – Aug. 2012

Civic Clubs, Organizations:

Colonial Church
Masonic Lodge #554

Elected or Appointed Positions:

Do you do Business with the County:

No **Details:**

Do you Have and Employment or Contractual Relationship with the County:

No **Details:** 0

Voting Conflict:

No **Details:**

Number of Times Recused:

Details:

Subject of Active Civil or Criminal Investigation:

No **Details:**

Negative Publicity:

No **Details:**

Educational Background:

The Pennsylvania State University, The Dickinson School of Law, Carlisle, PA
Juris Doctor, cum laude, May 2011 – Order of the Coif (Top 10% of Graduating Class); Honors: Woolsack Honor Society,: Senior Editor Penn State Law Review

Washington & Jefferson College, Washington, PA
Bachelor of Arts, summa cum laude, May 2008 (Top 3% of Graduating Class), Honors: Phi Beta Kappa, Howard J. Burnett Presidential Scholarship Recipient

References:

Name	Relationship	Phone
Deno Hicks	Client	(904) 994-5795
Paul Bertozzi	Client/Business Part	(904) 655-8404
Bobby Appleby	Client/Business Part	(860) 227-5189

Additional Information:

Founding and Managing Partner of Florida office location and operations.

Manage team of over thirty-eight (38) lawyers and support staff; responsible for budgeting and financial performance.

Outside General Counsel to private real estate acquisition company; over $1,500,000,000 in real estate transactions under direct supervision.

Lead attorney on affordable housing developments or acquisitions totaling over $2,000,000,000 (including over $1,900,000 in municipal bond offerings)

Outside General Counsel to multimillion dollar technology company servicing food, beverage and hospitality industry.

Served as lead counsel on drafting commercial real estate leases, purchase and sale agreements, easement agreements, and various other real estate oriented transactional documents along with various experience in corporate contractual matters.

Outside General Counsel to Private Equity/Debt Funds totaling over $1,000,000,000 in investments.

Draft, negotiate and review commercial contracts, vendor/vendee contracts, loan documentation, including notes, loan agreements, security agreements, mortgages and various other transactional documents, term sheets and commitment letters, inclusive of transactions involving Interest Rate Swap components, construction and building

loan arrangements and alternative collateral arrangements; supervise staff and various third parties with respect to established policies and procedures.

Providing legal counsel to retail and industrial companies in the business of financial transactions while drafting, interpreting, revising, and negotiating various corporate and finance-related documents.

Providing legal counsel and finalizing loan transactions, including workout and loan restructuring; emphasis in strong "business oriented, practical solutions" during all phases of client representation.

Lead Attorney representing numerous commercial lenders on approximately 10-15 financial transaction closings per month during all phases of real estate and asset based loan transactions.

Drafted numerous contracts, easements and purchase agreements, negotiated and closed various real property transactions and assisted with various corporate transactions, including corporate formation, governance and compliance, mergers and acquisitions and divestitures.

ST. JOHNS COUNTY
HOUSING FINANCE AUTHORITY

January 23, 2025

Krista Joseph, Chair
Commissioner, District 4
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, FL 32084

Re: Recommendations for Housing Finance Authority

Dear Commissioner Joseph:

Please accept this letter as our recommendation for the reappointment of Mr. Erick Saks to the Housing Finance Authority (HFA). The HFA voted unanimously at their January 23, 2025, meeting to recommend and endorse the reappointment of Mr. Saks.

Mr. Saks submitted his request for reappointment to the HFA Board directly to the Board of County Commissioners' office. The members of the HFA fully support his reappointment, as he has been an integral part of our Board and a tireless advocate for affordable housing in our community. His leadership and dedication have made significant contributions to the success of the HFA's mission.

Regarding the second vacancy, the similarities in the credentials of Mr. Walker and Mr. Freeman as presented in their applications made it challenging for the members of the Board to send forward a recommendation.

Thank you very much for your consideration of this recommendation of Mr. Saks. Please let us know if you require additional information.

Michael O'Donnell
Chair, Housing Finance Authority

CC: Joanne Spencer