

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
June 24, 2026

Roll Call: The meeting was called to order at 10:00AM by Lance Welsh, Chairman. A quorum was present.

Committee Members Present:

Welsh, Lance – Chair	Real Estate Professional
Pentelecuc, Kurt – Vice Chair	Non-Profit Provider of Affordable Housing
Tiseo, Joseph	Local Elected Official
Hughes, Daniel	Mortgage/Banking Industry
Cochran, Terry	Essential Personnel
Dull, Denise	Non-Profit Provider of Affordable Housing
Monfiston, Nathalie	Home Building Industry
Soholt, Tanya	Home Building Industry
Cochran, James	Citizen at Large, Faith Community

Staff/Guests Present: Colleen Turner, Rich Gromalski, Kelly Gammon, CCHS; Shaun Cullinan, CCCD; Richard Lehmkuhl, City of Punta Gorda; Mjay Saunders, DOH-C; Mark Dunser, MD Pressure Cleaning; Ashley Abbott, Bayport Lending/DAV; Ariel Fraynd, Housing Trust Group; Terry Cramer, Wilbur Smith Law; Geoff Harlan, Marcus Davis, Blue Sky Communities; Rhonda Jones, Pink Hammer Contracting & Development.

Changes to and Approval of Agenda

Agenda updated to add LGAO Comparative Overview to Charlotte HOME item.

*Motion to approve the agenda as amended, Terry Cochran. Second, Kurt Pentelecuc. **Motion passed unanimously.**

Public Comment on Agenda Items:

Approval of Minutes

New Member Recommendation for Appointment

Updated AHAC Member Manual Overview

Charlotte HOME

- **Applications and Inquiries**
- **Project Updates**
- **Local Government Area of Opportunity (LGAO) 2026** – Two (2) applications were respondent to the 05.04.2026 LGAO RFA: Housing Trust Group's (HTG) Murdock Square; and Blue Sky Communities' Blue Deep Creek 2. Staff shared the Charlotte HOME Review Committee's cumulative scoring matrices for each from the 06.15.2026 public review/scoring meeting and a comparative analysis of the applications. Blue Deep Creek 2 scored 86. Murdock Square scored 82. In addition to the scores, competitiveness in the Florida Housing Finance Corporation (FHFC) RFA 2026-201 was discussed. With continuous LGAO support in both 2025 and 2026, Murdock Square would meet 5 of the 8 development goals in the FHFC RFA. Blue Deep Creek 2 would meet only 3. The committee noted that both are desired developments, neither being more locally preferred than the other. Blue Deep Creek 2 would serve slightly lower-income residents on average. Murdock Square has preferred proximity to medical, employment, shopping. The Review Committee deferred a recommendation for selection to the AHAC. Applicants were invited to address the AHAC. Ariel Frayne, HTG, presented members with his head-to-head comparison of both applications as it pertains to competitiveness based on priority funding goals (attached to minutes). In his estimation, Murdock Square is the more likely of the two to be funded in 2026, recognizing that the likelihood of either application being funded is adversely affected by FHFC decision to fund permit-ready projects first and neither applicant is permit-ready. Geoff Harlan, Blue Sky Communities, shared that Blue Deep

Creek 1 is nearly complete and rezoning to make Blue Deep Creek 2 feasible is complete. They own the parcel and will be permit-ready later this Fall, but not in time to meet FHFC's RFA application deadline. He acknowledged that the likelihood of either being funded is slim in 2026 due to the permit-ready priority, however, obtaining continuous local government support in 2026 and again in 2027 would position them as extremely competitive in FHFC RFA 2027-201. He cited the higher Charlotte HOME score, and their established developer relationship with the County (Jacaranda Place; Blue Deep Creek 1). Jim Cochran asked applicants their future plans should they not be selected for local preference this year, or funded by RFA 2026-201. Both applicants indicated their intent to "keep going" and seek funding next year. Denise Dull commented that the County needs one and two bedrooms (Blue Deep Creek 2), not three bedrooms (Murdock Square). Kurt Pentelecuc disagreed. Terry Cochran asked HTG about prior concerns expressed about Emergency Services' access to the property from a secondary egress. Ariel (HTG) and Shaun Cullinan, P&Z Official, indicated that strategies have been discussed and this is open for consideration. Members expressed their intent to recommend the project most likely to be funded in 2026, recognizing that the BCC has final determination. Applicants were advised of their right to schedule one-on-ones with Commissioners in advance of the 07.28.2026 BOCC meeting to convey their positions directly, should they see fit.

*Motion to recommend Housing Trust Group – Murdock Square for: expedited permitting, impact fee waiver, and a local government contribution of a \$340,000 LGAO loan at proposed terms, contingent upon award of FHFC RFA 2026-201, Commissioner Tiseo. Second, Kurt Pentelecuc. Eight (8) in favor, one (1) opposed. **Motion passed.**

SHIP24/HHR24 (Idalia) Update

SHIP Subrecipient Updates

Local Housing Assistance Plan (LHAP) – First-time Homebuyer Definition

CDBG / 2026-2030 Consolidated Plan / 2026 Action Plan Update

2026 Legislative Wrap-Up – Sadowski Affiliates Review of Housing Funding/Laws

Member/Agency Updates

RFA 2026-201 — Charlotte County LGAO Competitive Comparison

Medium County Housing Credits · FHFC 2026 Cycle

TOTAL MEDIUM COUNTY TAX CREDITS AVAILABLE

\$21,505,240

RFA 2026-201 · Small & Medium Counties Housing Credit Financing

FUNDING OPPORTUNITIES — HEAD TO HEAD

★ MURDOCK SQUARE

5

FHFC funding opportunities

VS

BLUE DEEP CREEK II

3

FHFC funding opportunities

Murdock Square qualifies for **5 FHFC funding opportunities** vs. only 3 for Blue Deep Creek II — a decisive competitive advantage for **Murdock Square** in the 2026 cycle

FHFC DEVELOPMENT GOAL-BY-GOAL BREAKDOWN

FHFC Development Goal	Estimated Request Amount	🏠 Murdock Square	Blue Deep Creek II
1 — LGAO support since 2024	\$2,800,000	N/A	N/A
2 — LGAO support since 2024	\$2,800,000	N/A	N/A
<u>3 — LGAO support since 2025*</u>	\$2,800,000	Goal Met ✓	Not Met
4 — SunRail goal	\$2,800,000	N/A	N/A
5 — AOO / SADDА	\$2,800,000	Goal Met ✓	Not Met
6 — Highest Ranking LGAO or AOO / SADDА	\$2,800,000	Goal Met ✓	Goal Met ✓
7 — Highest Ranking LGAO or AOO / SADDА	\$2,800,000	Goal Met ✓	Goal Met ✓
8 — Highest Ranking LGAO or AOO / SADDА	\$1,905,240 <i>Funding must remain to qualify</i>	Goal Met ✓	Goal Met ✓

* County LGAO support in 2025 unlocked Goal 3 this cycle. Continued support in 2026 would unlock Goals 1 & 2 for 2027 for **Murdock Square** — giving the deal 7 funding opportunities next year.

COMPETITIVE STRENGTH COMPARISON

Funding Opportunities

Murdock Square: 5 | Blue Deep Creek II: 3

Murdock Sq.

Blue Deep II



Murdock Square Significantly Enhances Charlotte County's Competitiveness for a Funding Award in 2026

5 funding opportunities vs. 3 for Blue Deep Creek II · Meets AOO/SADDА criteria that Blue Deep Creek II cannot claim · Strongest competitive position for a 2026 FHFC award · **Continued County support sets up Murdock Square for the highest success with 7 funding opportunities in 2027**