



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
January 24, 2018
4:45 P.M.

- I. **CALL TO ORDER:** Chair John Colón called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:40 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Commissioners David Morgan (in at 4:47 pm), Valerie Buchand, Veavie DeLaughter, Duane Finger and Pastor Peter Greenidge (in at 5:15 pm)

Commissioners Not Present: Jack Meredith

Attendees: Attorney Ricardo Gilmore

SHA Personnel: William Russell, John Hawthorne and Andrea Keddell (Lance Clayton and Christina Balls-For Special Presentation)
- V. **APPROVAL OF MINUTES**
 - A. Regular Board Meeting – November 15, 2017: Chair Colón put up for discussion approval of the minutes from the November 15, 2017 Regular Board Meeting.
 - Commissioner Buchand made a motion to approve the meeting minutes with any necessary corrections. Commissioner DeLaughter seconded the motion.
 - Motion was voted on and passed unanimously by commissioners present (Colón, Buchand, Finger and DeLaughter).
- VI. **SPECIAL PRESENTATION**
 - A. Team Member of the Quarter (Board Chair)
 - Christina Balls was present a certificate and gift card in appreciation for her exemplary work effort. A picture was taken with Board Chair and CEO.
 - B. Capital Improvement Projects (Lance Clayton)
 - Mr. Clayton provided an overview of the larger CFP and non-CFP projects.
 - In the process of converting 5 units at Bertha Mitchell into compliant ADA Units. Project should be completed by February 6, 2018.
 - Upgrading Stairwell and Hall Floors at the Annex to be code compliant. Project was delayed due to City requested changes. Updated plans are being finalized.
 - Working on plans to seal/resurface the parking lot at McCown/Annex and make the entrance ADA Compliant for both buildings.
 - In process of bidding a Bertha Mitchell Exterior Stucco and Paint project. This will be done in 2 phases to allow for obligation of different CFP funds from 2016 and 2017.

- City required SHA to install a backflow preventer and water meter at Bertha Mitchell. This project is almost complete.
- The garage at the Osprey Administration office is being converted into additional office space. This has gone out to bid and DuCon was the successful bidder. The contract should be signed this week.
- Commissioner Buchand inquired when the elevators at McCown and Annex will be fixed. Mr. Clayton explained that every site's fire alarm system is being evaluated and the elevators will be tied into this project and will be addressed during that project. Mowry is the contractor we are currently working with for elevator service. Engineer that is evaluating fire and elevator systems will be looking to see if the software is proprietary or can be serviced by another company.

VII. PUBLIC PRESENTATION

- A. None.

VIII. RESOLUTIONS – CONSENT AGENDA

- A. Res 18-01: Approval of Annual Plan (including CFP FY 16, 17, 18 and 5-Year Action Plan)
- B. Res 18-02: Approval of Financial Advisor Contract

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- Commissioner Buchand made a motion to approve consent agenda items. Commissioner Finger seconded the motion.
 - The motion was voted on and passed unanimously.

IX. OLD BUSINESS

- A. Lofts on Lemon (Cohen Way) Update
- Mr. Russell reported that Lofts on Lemon got funded by 4% bond deal/SAIL funds from the state. SHA then also applied for the 9% tax credits and received the #2 lottery ball in the State. If we are awarded the 9% credits, the SAIL funds will be declined. SHA will find out if 9% credits are awarded sometime in May 2018.
 - Mr. Russell has notified the Military Academy that this development may be moving forward and that they will lose the parking area.
- B. Amaryllis Park Place (Orange Ave) Update
- Mr. Russell reported that meetings are continuing for approval with the State and City on the development of 84 senior units (3 Stories) at Orange Ave. Then HUD will be sent Demo/Dispo application. Relocation will probably not start taking place until early summer.

X. NEW BUSINESS

- A. Property on 22nd Street
- Mr. Russell discussed the property location and its proximity to current SHA properties near Janies Garden (corner of 22nd and Central). SHA is working on proposal to acquire this property. This will be brought before the board for final approval. A \$135,000 offer is currently on the table and is within the appraised value.

- Commissioner Finger made a motion to approve the President and CEO to move forward with negotiating this deal to get a contract to purchase the property. Commissioner DeLaughter seconded the motion. The motion was voted on and passed unanimously.
- B. Proposed Meeting Dates:
 - Board agreed to hold next Development Committee Meeting on Thursday, 2/15/18.
 - Board agreed to hold a Budget Workshop on Wednesday, 2/21/18.
 - Commissioner DeLaughter requested an additional Admin/Finance Committee meeting be scheduled to discuss the Hurricane Plan.

XI. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Reports
- C. Housing Management Reports
- D. Housing Voucher Report
- E. Capital Fund Program Report
- F. Resident Services Monthly Report

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- Commissioner Buchand made a motion to accept the Program Updates Consent Agenda with any necessary corrections. Commissioner Colón seconded the motion. The motion was voted on and passed unanimously.

(Chair Colón excused himself from meeting. Vice Chair Morgan took over as Chair of the meeting.)

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Greenidge:
 - Commissioner Greenidge thanked Mr. Russell for connecting him to a nursing home where his church administered to.
 - A Block Party was held for the Adopt a Neighborhood area on Dixie.
- B. Commissioner Buchand:
 - The Resident Council is looking to take 2 residents to the NAR-SAAH conference this year.
 - Commissioner Buchand reports that she's looking for a landscaper to assist in beautifying Newtown.
 - The Newtown Nation is holding an event, "Blacks in the Bible," on February 20, 2018. It is hoped that this will be made into a series of events.
 - The Farmers Market work continues every Friday and Saturday and delivering fresh produce to the residents.
- C. Commissioner Finger:
 - Commissioner Finger expressed that he's very pleased to hear about the possibility of SHA being awarded the 9% Tax Credits.
- D. Commissioner DeLaughter:
 - Commissioner DeLaughter asked about the conversion of Janie's Garden III public housing units to RAD. Mr. Russell explained that Michaels is a willing participant in this conversion and agree that RAD has a much more stable source of funding for the property.

- Commissioner DeLaughter inquired if all the meetings, Board and Committee, could be held at the same time. It was discussed to hold all meetings at 4:45 pm. Commissioner Buchand made a motion to hold all meetings at 4:45 pm. Commissioner DeLaughter seconded the motion. The motion was voted on and passed unanimously.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:39 pm.