



Sarasota Housing Authority  
269 South Osprey Avenue  
Sarasota, Florida 34236

Regular Board Meeting  
February 28, 2018  
4:30 P.M.

- I. **CALL TO ORDER:** Vice Chair David Morgan called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:35 pm. \*Chair John Colón arrived and chaired remainder of meeting at 4:49 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**  
Commissioners Present: Chair John Colón (in at 4:49 pm), Commissioners David Morgan, Valerie Buchand, Veavie DeLaughter, Duane Finger and Jack Meredith  
Commissioners Not Present: Pastor Peter Greenidge  
Attendees: Attorney Ricardo Gilmore  
SHA Personnel: William Russell, John Hawthorne and Andrea Keddell
- V. **APPROVAL OF MINUTES**
  - A. Regular Board Meeting – January 24, 2018: Vice Chair Morgan put up for discussion approval of the minutes from the January 24, 2018 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 (Morgan, Buchand, Finger and DeLaughter), Commissioner Meredith voted Present.
- VI. **SPECIAL PRESENTATION**
  - A. None
- VII. **PUBLIC PRESENTATION**
  - A. None
- VIII. **RESOLUTIONS – CONSENT AGENDA**
  - A. Res 18-03: Approval of Write-Offs
  - B. Res 18-04: Approval of Operating Budget

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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 (5-0).

**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. The Cohen Way property is in an area of opportunity according to Florida Housing. The project that received the #1 lottery ball, Northport, is not in an area of opportunity. So there's a good chance SHA will get funded. SHA will find out if 9% credits are awarded sometime in May 2018.

**B. Beneva Oaks Proposal Update**

- Mr. Russell reported that he has a call into HUD Jacksonville office to discuss the HAP contract and what type of cash flow, if any, that the Housing Authority could expect to receive from this property. At this time, it looks as though all the funds have to stay with the property for a Non-Profit agency. If that is the case, Mr. Russell is advising the Board that it would not be a good investment for the Housing Authority to put up \$450,000 of unrestricted cash to acquire the property. A suggestion had been made to set up a For-Profit agency to run the property, however, the property would not be tax-exempt in that case, which would be a major expense.

**C. Amaryllis Park Place (Orange Ave) Update**

- This property is on a Master Site List with the state that lists the property as a potentially historic site. So the project remains on hold until the State Historic Preservation Office (SHPO) completes its review this property to determine if it has any historical value. The SHPO approval letter is also holding up approval from the City Planning Board and City Commission. SHA needs approval letter from SHPO in order to begin next step to apply for HUD Demo/Dispo and start the relocation process.

\*Chair Colón arrived and chaired the remainder of the meeting.

**D. Property on 22<sup>nd</sup> Street**

- Mr. Russell discussed the property location and its proximity to current SHA properties near Janies Garden (corner of 22<sup>nd</sup> and Central). SHA is working on proposal to acquire this property. This will be brought before this board, as well as the SHFC board, for final approval. A \$135,000 offer is currently on the table and is within the appraised value.
- Commissioner DeLaughter expressed that she believes this offer is high for a property in Newtown. Chair Colón stated that it's a good move to purchase this property because if SHA/SHFC doesn't purchase it then Ringling will. Commissioner Finger agreed that it's a good idea to purchase this property to keep the entire area under the Housing Authority's ownership.

**X. NEW BUSINESS**

- A. Consideration (SURE) of Sarasota United for Responsibility and Equity's Sarasota Housing Opportunity Fund Proposal
- Mr. Russell reported that this local group represents local churches in the area and that the group is working on the affordable housing issue in the community. The group is proposing a Sarasota Housing Opportunity Fund be set up. Mr. Russell read the proposal and outlined that it recommended a public service tax on electricity, water and gas, a commercial development impact fee, a demolition fee, a condo conversion fee, impact fees, parking fees, existing ad-valorem revenue or increase, code enforcement fine revenue and inclusionary zoning in lieu of fees for renewable revenue sources. Their target funding amount is \$5 million from the City and \$10 million from the County. There would be an oversight board consisting of a members from local affordable housing committees, communities and interested agency/companies. The fund would be administered by the city/county planning departments and SURE is asking for SHA's endorsement.
  - Discussion took place of the cons of the proposal. There were concerns on proposed funding items in the proposal and how the oversight board would govern and if SHA would have a place on this board. Commissioner Morgan and Colón inquired if a representative of SURE was invited to present to this board.
  - Mr. Russell inquired if the SHA board would endorse the affordable housing fund if there was a dedicated funding source other than the discussed fees. Commissioner DeLaughter is in favor of endorsing the proposal for a fund since SHA's mission is to further affordable housing. Commissioner Buchand, Finger and Colón expressed that it doesn't support the Housing Authority's mission in that the fund won't help SHA provide affordable housing and may end up putting SHA in competition for funding and development opportunities in the future.
  - Mr. Russell will invite a SURE representative to present the fund proposal to the board at the next board meeting.

**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 Finger made a motion to accept the Program Updates Consent Agenda. Commissioner Buchand Colón seconded the motion. The motion was voted on and passed unanimously.

**XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS**

- A. Commissioner Buchand:
- The Newtown Nation held the "Blacks in the Bible," event on February 20, 2018. It was a well-attended event and they will be holding a series of events.

- The Tampa Authority's Resident Council visited Sarasota and they were taken on a tour of SHA properties. They invited our council to visit them in April and bring some SHA residents with them.
  - Commissioner Buchand reports that she was approached about the possibility of a Housing Co-op to assist residents in moving towards home ownership. Chair Colón expressed support of a Coop property and a board that would be the oversight entity. Attorney Gilmore suggested holding a workshop to discuss the various housing options are for developments (condos, townhouses, co-ops, apartments).
- B. Commissioner Morgan:
- Commissioner Morgan reported that he read about the HCV Home Ownership program in the Washington Post and the he believes this to be an excellent program. He would like to see SHA start emphasizing this program to make an impact in our community.
- C. Commissioner DeLaughter:
- Commissioner DeLaughter asked if the 22<sup>nd</sup> Street property would be for homes or apartments. Mr. Russell stated that either could be done and even a rent-to-own program could be an option.

**XIII. ADJOURNMENT**

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:30 pm.