



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
May 25, 2017
4:45 P.M.

- I. **CALL TO ORDER:** Vice Chair Morgan called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:50 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**
Commissioners Present: Vice Chair David Morgan, Commissioners Valerie Buchand, Duane Finger, Jack Meredith (In at 4:52) and Pastor Peter Greenidge
Commissioners Not Present: Chair John Colón and Inez Hunter
Attendees: Attorney Ricardo Gilmore
SHA Personnel: William Russell and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. Regular Board Meeting – April 26, 2017: Vice Chair Morgan put up for discussion approval of the minutes from the April 26, 2017 Regular Board Meeting.
 - Commissioner Buchand made a motion to approve the meeting minutes with any necessary corrections. Commissioner Finger seconded the motion.
 - Motion was voted on and passed unanimously. Pastor Peter Greenidge voted present.
- VI. **SPECIAL PRESENTATION**
 - A. Monthly Occupancy Report (Janie’s Garden)
 - Representative was not present.
- VII. **PUBLIC PRESENTATION**
 - A. None.
- VIII. **RESOLUTIONS – CONSENT AGENDA**
 - A. Res 17-14: Annex Stairwell Repair and Upgrade
 - B. Res 17-15: Approval of Amendment to ACOP

 - 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. Beneva Oaks Proposal Update

- Mr. Russell reported that an appraisal was received and now a physical needs and environmental assessments are being started. Mr. Russell reports that the property is in excellent condition. There are 40 units (20, 1-Bedroom/20, 2-Bedroom) and it has a 20 year HAP contract that was signed 4 years ago.

B. Orange Ave Update

- Mr. Russell reported that a site walk-through was done with the city arborist and Tim Litchet to go over tree placement and what needs to be protected and what can be removed and/or replaced. Joe Chambers and a representative from Hoyt Construction was also there taking notes on what needs to be done. Gardner Capital is looking at getting the site contractor lined up. Environmental testing was completed for the Demo/Dispo application.
- A meeting will be set up to go over redevelopment with the Resident Council.

C. Janie's Garden RAD Update

- Mr. Russell reported that the city has a loan for the Retail Space. Due to RAD and HUD regulations for the HAP contract, subordination agreements need to be signed. The City is now working with Michaels to see if they'll relinquish control and have SHA come in and manage it. Mr. Russell expressed concern that SHA has no experience managing retail space and would still run into the difficulty of attracting tenants willing to rent and build out the space on their own.
- Discussion took place on pros and cons of getting the space built out and in a "rent ready" condition.
- Mr. Russell was asked to check into this further with the city and report back to the board at an upcoming meeting.
- Vice Chair Morgan inquired about an audit for the tax credit properties (Janie's) to ensure SHA is covered and Michaels is held accountable to manage and maintain proper files and follow regulations. He also made a suggestion for Mr. Russell to set one-on-one meetings with Commissioners Meredith and Greenidge to go over tax credits and how they work.

X. NEW BUSINESS

A. Regular Board Meeting, June 28, 2017, Pending Necessity

B. Annual Board Meeting (Combined July/August) Proposed Date: Wednesday, 7/26/17, 4:00 pm

- The board agreed that both of these are ok.

C. Public Housing Flat Rents

- Mr. Russell went over how the PH Flat Rent selection works for tenants, versus Income Based Rent and discussed the history and that SHA is required to follow the regulations handed down from Congress. He reiterated that no tenant would be required to pay more than 30% of their income.

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. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Greenidge apologized for missing several meetings due to other commitments he had. He reports that his ministry is holding a big event to provide services to the kids and provide haircuts, dental check-ups, etc.
- B. Commissioner Meredith reported that he's working the hotel project near the Towers in case there are any issues with the construction let him know.
- C. Commissioner Buchand reported:
 - The Newtown Nation has a farmer's market and it has been awarded a program that allows them to double the value of food stamps if \$20 worth of produce are purchased from the market. A national rep is to visit soon and the market is growing. Newtown is partnering with SunCoast for residents to do community services at the farmer's market.
 - Internal Affairs representatives of the police department came in and presented to the residents and provided an opportunity to assist the children and families in reporting issues with the police department and instances of the officers mistreating the residents and SHA staff.
- D. Commissioner Finger requested WOR to send his budget analysis that he did on the National Budget. Attorney Gilmore requested to be included in the distribution.
- E. Mr. Russell reported:
 - SHA is one of 35 HA's participating in the upcoming Book Rich Environment Program. There will be 3 events. The kickoff will be on 6/22/17 at OCB and Library. The 2nd will be the Book 'em Cops 'n Kids event on 7/13/17 and the 3rd is the Back To School event on 8/24/17. Back packs will be given away.
 - There was a grease fire at the Courts and that neighbors came to assist and Mr. Russell is hoping to invite the neighbors to the next board meeting to recognize their act of kindness.
 - Bertha Mitchell's ADA Unit Conversion is in process and the Annex Stairwell Repair is being started as well.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:46 pm.