I. **CALL TO ORDER:** Vice Chair Valerie Buchand called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:37 pm.

II. **INVOCATION**

III. **PLEDGE OF ALLEGIANCE**

IV. **ROLL CALL**

*Commissioners Present:* Vice Chair Valerie Buchand, John Colón, Duane Finger (via Video Conference), Pastor Peter Greenidge and Jack Meredith  
*Commissioners Not Present:* David Morgan  
*Attendees:* Attorney Rhonda Stringer, Joe Chambers (Gardner Capital-in at 5:10 pm) and John Annis  
*SHA Personnel:* William Russell, Lance Clayton and Andrea Keddell

V. **APPROVAL OF MINUTES**

A. **Annual Board Meeting – July 18, 2018:** Vice Chair Buchand put up for discussion approval of the minutes from the July 18, 2018 Annual Board Meeting.

   - Commissioner Colón made a motion to approve the meeting minutes. Commissioner Meredith seconded the motion.
   - Commissioner Buchand requested a correction under Section VI. Special Presentation of the minutes. She requested that it be added that the board as a whole did not have consensus either for or against the development of the green space in front of McCown’s parking lot and only asked that it be referred to committee. She also stated that residents expressed concerns and fears regarding this proposal. These concerns were noted under Section VII. Public Presentation.
   - Motion was voted on and passed unanimously (5-0). Commissioner Greenidge voted present.

VI. **SPECIAL PRESENTATION**

A. **Charles & Margery Barancik Foundation Grant Terms for Lofts on Lemon**

   - John Annis, of the Barancik Foundation, provided an update on the approval of a 2nd grant for Lofts on Lemon. The 1st grant was received to fund units for Hometown Hero’s for teachers and the 2nd grant would go towards 15 units for Hometown Hero’s project but not restricted to teachers. SHA would determine the parameters of the 2nd 15 units.
   - Mr. Annis reports that the Barancik foundation does not usually fund capital projects but feel compelled support the Hometown Hero’s project.
Discussion took place about how the units will be leased and how the teachers will be selected (i.e. filling units with current teachers that may be living too far to keep commuting vs. recruiting new teachers to move into the area).

Commissioner Colón inquired if the Barancik foundation would want to take advantage of any naming opportunity related to the project (i.e. naming a wing after the foundation). Mr. Annis stated that this could be something to think about down the road and that he would share this with their committee.

Commissioner Finger inquired about the time factors that need to be kept in mind to assure the units are filled as soon as they’re completed. Mr. Russell responded that HUD will not need to be involved in the lease up because it’s new construction, so it will be a bit easier to lease the units. It was discussed that recruiting and placement need to be sorted out prior to the units being completed.

VII. PUBLIC PRESENTATION
A. None

VIII. RESOLUTIONS
A. Res 18-10: McCown Parking Lot Upgrade-Front Entrance ADA Conversion
   - Lance Clayton addressed the board and provided an overview of what this project entails. General discussion took place on the difficulties of getting construction companies participating in the bidding process due to the companies being too busy. It was also discussed that the ADA Conversion of the front entrance is being done in the hopes of having the Towers become an approved voting site. Mr. Russell will contact the Supervisor of Elections to make sure the plans are in compliance with what is needed to make this happen.
   - Commissioner Buchand asked if the Risdon Project was proceeding and if they were following through with what the promised SHA. Mr. Russell said he would provide the board with an update on this.
   - Commissioner Colón made a motion to approve the resolution. Commissioner Meredith seconded the motion.
   - The motion was voted on and passed unanimously. (5-0)

IX. OLD BUSINESS
A. Amaryllis Park Place (Orange Ave)
   - Mr. Chambers provided an update on Amaryllis. FHFC will have the project on their agenda for board approval, October 26, 2018 in Panama City (since cancelled due to hurricane).
   - Demo Dispo application was approved and relocation with Tenant Protection Vouchers (TPV) is in the application process. There are 10 to 12 current residents at Orange Ave that do not want a voucher. So Resident Services (Ken Waters) is in the process of surveying those residents on their moving preference once a unit becomes available (i.e. being provided funds to move themselves or having SHA professionally move them). Meetings are being scheduled with the Orange Ave residents to discuss all the specifics of moving into new neighborhoods.
   - There is a timeline set for Amaryllis and Mr. Russell will have it sent out to the board.
B. Lofts on Lemon (Cohen Way)
   ➢ Mr. Chambers reported there is still much planning needed for this project and no set timeline is in effect.
   ➢ Mr. Chambers reported that 130 units may not happen due to lack of funding but it’s still the goal. The expiration of the overlay may also be a factor if application isn’t finalized prior to this expiration. This may minimize the number of units allowed. Once units are decided and the project design is finalized the approval should move along quickly.

X. NEW BUSINESS
   A. Section 3 Requirements for OCB Redevelopment
      ➢ Commissioner Buchand expressed concern about the lack of training for residents so they can be hired on this job. Mr. Chambers responded that if Gardner Capital can be informed of the individuals interested and what type of work they’re interested in that they can work with them to get them prepared for the upcoming work. Commissioner Buchand suggested that a survey is done with the residents to get this information.
      ➢ Mr. Chambers stated that if people want to work that there will be work available, but that Gardner Capital may need to look into getting the barriers to working alleviated (i.e. childcare, pay cuts during training or transportation). SCTI may be able to assist with a training program.

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
      ➢ Commissioner Colón made a motion to accept the Program Updates Consent Agenda. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously. (5-0)

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS
   A. Commissioner Meredith inquired about the Janie’s Garden Commercial space and what was happening with it.
      ➢ Mr. Russell reported that the City is making funds available and Michaels is now putting in central air and bathrooms into the units.

XIII. ADJOURNMENT
   The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:45 pm.