



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
October 26, 2016
4:45 P.M.

- I. **CALL TO ORDER:** Chair Colón called the regular meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:53 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Commissioners David Morgan, Jack Meredith, Valerie Buchand, Duane Finger (via Telephone), Inez Hunter (via Telephone until 6:22 pm) and Pastor Peter Greenidge (In at 5:05)

Attendees: Attorney Ricardo Gilmore (Saxon, Gilmore)

Presentations: Jackie Ekstrom (Alta Vista), Susan Imperato (STC), Steven Bradley (Risdon Development) and Pamela Smith (Janie's Garden)

SHA Personnel: William Russell, John Hawthorne and Andrea Keddell (Special Presentations: Ken Waters and Michelle Bailey-Reed)
- V. **APPROVAL OF MINUTES**
 - A. Regular Board Meeting – September 21, 2016: Chair John Colón put up for discussion approval of the minutes from the September 21, 2016 Regular Board Meeting.
 - Commissioner Morgan made a motion to approve the meeting minutes. Commissioner Meredith seconded the motion.
 - Motion was voted on and passed unanimously. Commissioner Buchand voted present. Upon Commissioner Hunter's inquiry, Attorney Gilmore's explained Florida Law and the purpose of voting present when voting to approve minutes for which a commissioner was not there. Commissioner Hunter requested that she have it marked that Attorney Gilmore advised her to vote present on 9/21/16 for the approval of the 7/27/16 meeting.
- VI. **SPECIAL PRESENTATION**
 - A. Resident Accomplishments (STC/Alta Vista)
 - Susan Imperato, GED Teacher for STC and Jackie Ekstrom, Social Worker for Alta Vista, presented on the merits and dedication of SHA resident, Tynesha Curry, as well as Laura Santiago in the LPN program. The course is intense and the students are given support from STC, Alta Visa and SHA in the program and are eligible and recommended for hire to achieve self-sufficiency.

- Commissioner Hunter inquired how a person gets into the LPN program. It was explained that they need to register at STC to apply for the program and the financial assistance offered for the program.
- B. Team Member of the Quarter (Board Chair)
- Chair Colón presented Michelle Bailey-Reed, SHA's Social Worker, with SHA's Team Member of the Quarter award and read the commendations submitted by a representative of the selection committee. A picture was taken with the Ms. Bailey-Reed, the board, and Ken Waters.
 - Mr. Russell added a commendation for Andrea Keddell for her efforts in raising funds for the Giving Challenge the past two years and all her work for the Board of Commissioners.
- C. Risdon on 5th Development (Steven Bradley)
- Mr. Bradley handed out and discussed a proposed agreement for improvements on McCown/Annex property as a result of the development taking place at 5th and Florida Avenue. It is their hope to facility site improvements to the mutual benefit of both parties.
 - A tour of the section of the McCown/Annex site was taken by the board so they could view the area and further discuss the future action proposals.
 - The landscaping was discussed and Mr. Bradley stated he will comply with what is recommended by the City Arborist. Mr. Bradley reported that the development will not affect the current resident garden on SHA property.
 - Upon return to the board room, the board further discussed the landscaping, fencing and the general consensus was that replacement and improvement of the currently landscaping and fencing can be looked at as a good opportunity. Commissioner Morgan also commented that this developer owns and is developing much of the property in this area and that SHA could benefit from entering into a mutually beneficial partnership so that remaining construction will not interfere with resident life. Commissioner Buchand agrees there are opportunities here but that SHA should be mindful that they need SHA and that it definitely needs to be beneficial to both parties.
 - It was decided that additional discussion take place at the next Development meeting (possibly in November) and that William will contact the City Arborist to confirm what section(s) of the landscaping is subject to mitigation.
- D. Monthly Occupancy Report (Janie's Garden)
- No Representative Present.
- E. Janie's Garden Phase III Update
- Mr. Hawthorne reported the final punch list items are completed and being worked on. Building 1 and 3 are complete. Final Certificate of Occupancies are in process.

VII. PUBLIC PRESENTATION

- A. Pamela Smith presented on issues at Janie’s Garden stating that there have been no street lights for approximately 3 weeks. She has a work order with FPL (#53604) and asks SHA to follow up with this. Mr. Hawthorne will look into the matter and Mr. Russell will report back.
- B. Ms. Smith also reported on tenant conflicts that the management office refuses to get involved in resolving.

VIII. RESOLUTIONS – CONSENT AGENDA

- A. Res 16-21: Write-Offs

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- Commissioner Finger made a motion to approve consent agenda items. Commissioner Buchand seconded the motion.
 - Discussion: None.
 - The motion was voted on and passed unanimously.

IX. OLD BUSINESS

- B. Plans for Courts
 - Mr. Hawthorne handed out and presented information on the overview of the condition of the Courts and a proposed plan for moving forward for its revitalization. It was estimated via a Physical Needs Assessment by GLE that it would cost approximately \$80,000 per unit in order to rehab the Courts. SHA is seeking board approval to submit an application to demo/dispo the Courts and redevelop the property.
 - Commissioner Hunter commented that she needed to get off the call but wanted to note that she doesn’t agree that the report is true and believes it’s grossly inflated. She’ll be researching the actual cost to rehab each unit and will report at an upcoming Development meeting.
 - Mr. Hawthorne finished going over the presentation that was handed out outlining the current condition of the property and the needed rehab that would be needed. Mr. Hawthorne reported that in addition to the PNA there are infrastructure costs that will be needed. There have been water main breaks and it has been found that SHA will be responsible for these repairs as well as any of the septic/sewer issues on the property where the septic tanks were not properly abandoned.
 - Commissioner Finger brought up concern of availability for rehousing the families if SHA moves forward with redevelopment. He states there needs to be a realistic time schedule so preparations can be made for these families. Mr. Hawthorne stated that a redevelopment strategy will be set up.
 - Commissioner Buchand agrees that she’d like to see the redevelopment completed and added that it be done in “Phases” and that if SHA has 100 public housing units then they should replace the 100 public housing units.

- Mr. Russell agreed that a phased relocation/redevelopment approach is the best way to proceed but that relocation may need to take place. Commissioner Morgan stated a concern that the longer the residents are housed there, the more funds get put into a property that will eventually be torn down. Commissioner Buchand maintains that just because a person receives a voucher does not mean they'll be able to find an affordable place to live that will accept that voucher.
- Commissioner Finger and Commissioner Greenidge both expressed that they believe SHA needs to move on this and get its residents in acceptable living environments.
- Mr. Hawthorne added that HUD doesn't see what SHA sees and SHA needs to get them to see it in order get "buy in" from HUD. It was suggested that SHA get a HUD rep from the Atlanta Regional Office to visit our area.

Continued Discussion Following Meeting Extension:

- Mr. Russell inquired if the board would be in favor of approving putting in a Tax Credit application to at least secure funding to begin the phased development process at the Courts. He added that it can be discussed further and an upcoming meeting.
 - Commissioner Morgan made a motion to put in a tax credit application for the Courts. Commissioner Meredith seconded the motion. The motion was voted on and passed 5 to 1 (Buchand opposed).
- A. Redevelopment Plans for Orange Ave and Cohen Way
- Tabled to discuss B first.
 - Mr. Russell asked for approval to update its application for demo/dispo for Orange Avenue to start relocating the families in Orange Avenue.

** Commissioner Morgan made a motion made to continue the meeting for 5 minutes. Commissioner Buchand seconded the motion. The motion was voted on and passed unanimously.

- Commissioner Morgan suggested identifying in the updated application that SHA will be having a mobility strategy for its Fair Housing Plan. Mr. Russell stated he will consult with Commissioner Morgan on this issue.
 - Commissioner Buchand is not in agreement to tear down the Courts but wants to move with Orange Ave. She again maintains a phased relocation is best and reminds the board that the developer needs to hire from the community and if they don't reparation needs to be made.
 - Commissioner Morgan made a motion to update the Demo/Dispo Application for Orange Ave. Commissioner Finger seconded the motion. The motion was voted on and passed unanimously (6-0).
- D. PBV HAP Contract – Loveland Center
- Tabled to be discuss at next meeting.

X. NEW BUSINESS

- A. Combined (Nov/Dec) Board Meeting: 12/7/16

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 Morgan seconded the motion. The motion was voted on and passed unanimously (6-0).

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. N/A

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 7:08 p.m.