



Sarasota Housing Authority  
269 South Osprey Avenue  
Sarasota, Florida 34236

Regular Board Meeting  
November 15, 2017  
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 4:52 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Commissioners David Morgan (via Telephone), Valerie Buchand, Jack Meredith, Veavie DeLaughter, Duane Finger (via video conference) and Pastor Peter Greenidge (in at 5:  
Commissioners Not Present: None  
Attendees: Attorney Ricardo Gilmore, Sergio Gonzalez and Mayor Shellie Eddie  
SHA Personnel: William Russell, John Hawthorne and Andrea Keddell (Joel Harris, David Anderson and Ryan Williams-For Special Presentation)
- V. **APPROVAL OF MINUTES**
  - A. Regular Board Meeting – September 27, 2017: Chair Colón put up for discussion approval of the minutes from the September 27, 2017 Regular Board Meeting.
    - Commissioner Buchand made a motion to approve the meeting minutes with any necessary corrections. Commissioner Meredith seconded the motion.
    - Motion was voted on and passed unanimously. Commissioner Finger voted present.
- VI. **SPECIAL PRESENTATION**
  - A. Team Member of the Quarter (Board Chair)
    - Christina Balls wasn't able to be at meeting. Tabled until next meeting.
  - B. Special Commendation – Hurricane Preparedness
    - John Hawthorne, Joel Harris, David Anderson & Ryan Williams were in attendance and presented certificates of appreciation for their work and efforts during Hurricane Irma. A picture was taken with the recipients, Chair Colón and Mayor Shellie Eddie.
  - C. Annual Audit Presentation (Sergio Gonzalez)
    - Mr. Gonzalez passed out a summary sheet of the audit and provided an overview and answered questions on the past Audit FY2017.
    - There were no findings. Mr. Gonzalez reported that this is significant accomplishment, given the complexity of the compliance rules. He further stated that it is rare for a housing authority to have zero findings.

D. Affordable Housing (Mayor Shelli Eddie)

- Mayor Eddie addressed the board and discussed affordable housing with relation to zoning and developing in the future. It was stressed that the City wants to be an active partner in addressing housing issues in Sarasota to allow the working class to live here.
- Mayor Eddie wants to ensure open communication and transfer of data and information so that the city can be as proactive as possible in providing affordable housing options and in working with State Legislators and Representatives in Washington.
- Mr. Russell stated that one of the tools to develop affordable housing are tax credits. 4% Tax Credits goes with private activity bonds to attract investors. He states there's current House Tax Bill that would eliminate private activity bonds. SHA's application for Lofts on Lemon have been funded with 4% Tax Credits and should this go through the deal would fall through. He suggests that Mayor Eddie work with SHA to urge Congressman Buchanan that it's important that this does not happen. Mayor Eddie requested that the board authorizes the Chair/CEO to author a letter to the Mayor regarding this, as she's going to Washington next month (Dec 4-5). Commissioner Finger endorsed this action.
  - Mr. Russell will put together a letter from SHA for Mayor Eddie explaining the options and possibilities to provide affordable housing in Sarasota to take to Washington.
- Discussion took place on moving forward in developing new affordable housing and ensuring that developers provide what is agreed upon at planning, approval and funding. Commissioner Morgan suggested imposing tourism taxes on local hotels. Mayor Eddie responded that they are looking at this but believes it needs to be done by State Statute. She continues to look at new avenues along this line.
- Commissioner Buchand reminded all that the low income families should not be forgotten or pushed out of the downtown area.
- Mayor Eddie reported that the City is holding a special zoning meeting on November 30 to discuss land use codes.

E. Monthly Occupancy Report (Janie's Garden)

- Representative was not present.

**VII. PUBLIC PRESENTATION**

- A. Commissioner Ivey from the Daytona Beach Housing Authority sat in on the meeting to observe.

**VIII. RESOLUTIONS – CONSENT AGENDA**

- A. Res 17-26: Approval of Landscaping Contractor

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

**IX. OLD BUSINESS**

- A. Cohen Way/Lofts on Lemon Update
  - Mr. Russell reported that Lofts on Lemon will get funded by SAIL funds from the state. SHA will also apply for the 9% credits and if we are awarded those the SAIL funds will be declined.
- B. Beneva Oaks Proposal Update
  - Mr. Russell reported that he's been urged to go through a full TPA transaction. Attorney Gilmore is working with SHA on this. Mr. Russell will report more as updates become available.
- C. Orange Ave/Amaryllis Park Place Update
  - Mr. Russell reported that there was DRC (Development Review Committee) meeting held to provide comments on the pending development of 84 senior units (3 Stories) at Orange Ave. Additional meetings may be necessary with the city utility department to go over water issues and improvement requirements.

**X. NEW BUSINESS**

- A. None

**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 DeLaughter seconded the motion. The motion was voted on and passed unanimously.

**XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS**

- A. Commissioner Buchand reported:
  - The Newtown Nation held its Big Mama Collard Greens Festival on October 21<sup>st</sup> at the Robert Taylor Center from Noon to 6 pm. Commissioner Buchand thanked Mr. Russell and Mr. Hawthorne for assisting in getting them the use of the golf cart. There will be another event held next year.
  - The Farmers Market work continues every Friday and Saturday. They will be looking to purchase a 4 seat golf cart to assist with their events.
- B. Commissioner DeLaughter:
  - Commissioner DeLaughter asked about the letter Commissioner Buchand mentioned from a resident expressing inflammatory comments about getting rid of "black folk." Commissioner Buchand will be send a copy to Mr. Russell to send it out to Attorney Gilmore who will review and send to the board as a point of information.

- Commissioner DeLaughter reminded the board that they're waiting to receive a draft Hurricane Plan to review. Attorney Gilmore stated he has a draft ready to be looked at and Mr. Russell will send it out to the board and bring it to the next Admin/Finance Committee meeting so that it can be presented to the board for approval.

**XIII. ADJOURNMENT**

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:02 pm.