



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
January 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: Chair John Colón (In at 5:00), Commissioners David Morgan, Jack Meredith, Valerie Buchand and Duane Finger
Commissioners Not Present: Inez Hunter and Pastor Peter Greenidge
Attendees: Attorney Ricardo Gilmore, Captain Kevin Stiff, Steven Bradley, Joe Chambers, Brian Heeger, Ernest DuBose and Joleen Adams
SHA Personnel: Paula Scruggs, John Hawthorne and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. Regular Board Meeting – November 28, 2016: Vice Chair Morgan put up for discussion approval of the minutes from the November 28, 2016 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 (4-0).
- VI. **SPECIAL PRESENTATION**
 - A. Team Member of the Quarter (Board Chair)
 - Vice Chair Morgan presented Helen Blanc, SHA's Leasing Agent at OCB, with SHA's Team Member of the Quarter award. Paula Scruggs read the commendations written by Bernadette Crummer and submitted by a representative of the selection committee. A picture was taken with the Ms. Blanc, the board, and Ms. Crummer.
 - B. Additional Vouchers – Homeless Referral Program (Captain Kevin Stiff)
 - Captain Stiff addressed the board and informed them that the program is currently going great for the 15 Homeless Vouchers. All 15 vouchers are in the process of being utilized. He explained how it has been working and thanked the board for partnering with them to provide for this program. Captain Stiff stated that there is more need and the Sarasota Police Department and City would like to provide for 10 additional vouchers (for a total of 25 vouchers). Captain Stiff sited examples of some of the individuals that have been helped.
 - Commissioner Finger thanked Captain Stiff for the update and expressed appreciation that they are receiving good news that the program is working out.

C. Risdon on 5th Development (Steven Bradley)

- Mr. Bradley handed out and discussed a revised proposed agreement for improvements on McCown/Annex property as a result of the development taking place at 5th and Florida Avenue. Mr. Bradley went over the points of the proposal with regards to the fencing and landscaping. Risdon is also prepared to stand by. He discussed the public art and that if the City doesn't take responsibility for its upkeep that his company will do so. However, it is his understanding that the City will take responsibility.
- Discussion took place regarding the board's understanding that the landscaping that is being removed would be replaced. Mr. Bradley stated that the invasive plants that are taken out did not require replacement, according to the city arborist. However, Mr. Bradley stated he would entertain a counter proposal from SHA. Mr. Hawthorne suggested that whatever may be chosen to replace what is removed should be Florida friendly so that it is easily cared for.
- Commissioner Buchand inquired whether or not the building going on could have affected the resident garden, as it is not producing any longer. Mr. Bradley reported that the development does not shade the garden and should not affect the current resident garden on SHA property.
- Chair Colón made a motion to approve the proposal, pending a change in the language to include access and perpetuity and a re-planting option or amount agreeable to both parties and under Mr. Hawthorne's supervision. Commissioner Finger seconded the motion. The motion was voted on and passed 4 to 1 (Buchand opposed).
- Commissioner Buchand reported that the garden does not seem to be producing as it once had prior to construction beginning. John Hawthorne suggested that SHA could have the soil tested to see if the soil is healthy and to figure out what the issue may be.

D. Monthly Occupancy Report (Janie's Garden)

- Joleen Adams reported 2 vacancies in Phase II but they're moving in on the 1st and will then be at 100%. There is 1 vacant unit on Phase I but the tenant is approved and moving in on Friday.
- Ms. Adams reported that there is a female group, similar to the Brotherhood of Men group, started at Janie's Garden. There are approx. 20 girls in the group and they meet every Tuesday night.

E. Janie's Garden Phase III Update

- Commissioner Buchand reported that she's is aware of individuals who've not gotten paid from Phase III. Mr. Hawthorne responded that Satterfield has paid every invoice that has been submitted. So if there is an invoice that has not been submitted it needs to be submitted. Mr. DuBose reported that he's spoken with the sub-contractor in question and that he was told that they have been paid and that it was sent to a PO Box so they were delayed in knowing payment was received.

- Mr. Hawthorne reported that the Final CO was received and the playground has been installed. The fence needs to be put up around the playground and the VPK should be able to start moving in.
- The tree situation still needs to be addressed to move the trees out from under the old trees.
- Commissioner Buchand inquired if any activity areas are planned for the teen population. Mr. Hawthorne stated an open area is there and they can look into possibly designating this area for that purpose. There is also a community room that is available to the residents.

VII. PUBLIC PRESENTATION

- A. None.

VIII. RESOLUTIONS – CONSENT AGENDA

- A. Res 17-02: Approval of Additional Vouchers for Homeless Referral Program
- B. Res 17-03: Approval of Annual Plan (including 2017 CFP & 5-Year Action Plan)
- C. Res 17-04: Approval of Gardner Capital MDA
- D. Res 17-05: Approval of Disposition of Property
- E. Res 17-06: Approval of Fee Accountant Contract

-
- Commissioner Morgan made a motion to approve consent agenda item. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously (5-0).

IX. OLD BUSINESS

- A. Attorney Gilmore addressed the board and stated that a copy of the agreement for Mr. Russell's leave of absence and the appointment of Ms. Scruggs as the Interim CEO has been provided to all of the Commissioners. He is currently working on the agreement that Ms. Scruggs will sign and once that is finalized a copy will be provided to all Commissioners. Ms. Scruggs is now the Board's employee during Mr. Russell's leave of absence.
 - Attorney Gilmore responded to Commissioner Buchand's inquire that Ms. Scruggs will be receiving a \$1,000 a month increase during the interim period and that this is listed in the document and will cease once the term is over. This agreement also ends at the end of the 120 days.

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
-

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

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Buchand reported that the Resident Council was re-awarded their ROSS Grant and they will be filing to become a 501(c)(3) company.
- B. Commissioner Finger reported that he read an article of a conference where a trend was discussed of the movement away from public housing to non-profit assisted housing. He stated that Canada, England and the Netherlands have all divested completely of their public housing stock and moved into non-profit based housing. He stated that it is working well and that the RAD program should also be look to as a model and as a way of moving public housing into assisted housing status. Commissioner Finger will forward a copy of the article to SHA's Executive Assistant who will scan and send it out to every commissioner.
- C. Commissioner Morgan reported that SHA and the other housing authorities won the lawsuit against HUD. The next step will be to figure out how the funds will be returned.
- D. Commissioner Colón reported that a Take Stock in Children Breakfast is being held in Manatee County at 7:30 a.m. tomorrow. It is sold out completely but if anyone wanted to attend he could get you entry. He also wished Ms. Scruggs well and offered assistance in any way they can help.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:10 p.m.