



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
November 28, 2016
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 4:53 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón (In at 5:15), Commissioners David Morgan, Jack Meredith, Valerie Buchand (out at 5:55) and Duane Finger
Commissioners Not Present: Inez Hunter and Pastor Peter Greenidge
Attendees: Attorney Ricardo Gilmore (Via Telephone) and Mayor Willie Shaw
SHA Personnel: William Russell, John Hawthorne and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. Regular Board Meeting – October 26, 2016: Vice Chair Morgan put up for discussion approval of the minutes from the October 26, 2016 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 (4-0).
- VI. **SPECIAL PRESENTATION**
 - A. Monthly Occupancy Report (Janie’s Garden)
 - No Representative Present.
 - B. Janie’s Garden Phase III Update
 - Mr. Hawthorne reported Mr. DuBose is still working to get final labor hiring reports from Satterfield and Pontikes. Commissioner Buchand reported that she’s is aware of individuals who’ve not gotten paid from Phase III. Mr. Hawthorne responded that SHA has paid and is not the reason for this delay. He stated that Satterfield and Michaels need to work out the details.
 - The pay application is still open and there are retainage fees pending until all issues are addressed and final certificates of occupancy are issued and received. At this point there are only temporary certificates of occupancy. Mr. Russell stated that SHA will look into it further to see where the hold-up is.
- VII. **PUBLIC PRESENTATION**
 - A. Mayor Shaw expressed appreciation at being able to attend due to the meeting taking place on a Monday. His schedule does not allow him to attend on the regular meeting day, Wednesday.

VIII. RESOLUTIONS – CONSENT AGENDA

A. Res 16-22: Approval of Actions or Development of SHA Properties

- Commissioner Finger pulled item A. from Consent Agenda for discussion.
- Mr. Russell reported to the board that this resolution is primarily to approve applications for tax credits for the redevelopment of Cohen Way, Orange Ave and a portion of the Courts if the tax credits are awarded. No demo dispo actions would be taken until tax credits are awarded. Two new legal entities need to be established in order to put in the applications for Cohen Way and the Courts. Mr. Russell also explained that the resolution will allow SHA to enter into 50+ year, Ground Lease agreements with the Tax Credit Partnership, including SHA as a partner. HUD requires this resolution prior to producing an approval letter needed for the applications.
- Commissioner Buchand commented that she does not support the resolution and maintains that when developments are torn down and replaced with tax credit properties that it's not equal to the original low income developments. She also feels that SHA also loses control of the properties.
- Commissioner Finger commented that the resolution doesn't specify the 3 properties and the number of unit breakdown and replacement units. He questioned the need for this. Mr. Russell agreed that this should be specified.
- Commissioner Buchand maintains that some of the developments could be considered historic in Newton and SHA shouldn't take away the history if the buildings can be restored. Tax Credits is not the way and that SHA hasn't seen a dime from this project. Commissioner Colón reminded the commission that Janie's Garden was not redeveloped to make money. It was to make better places to live in. Commissioner Buchand agrees that Orange Ave and Courts should be developed but maintains that the Courts does not need to be tore down and also states that future developments needs to utilized better quality products.
- Attorney Gilmore reminded the board that the motion to approve the resolution can include an amendment to include listing the relevant sites.
- Commissioner Meredith inquired about the PNA done on the Courts that he remembers showed the exorbitant amount of money it would take to rehab the Courts. Mr. Russell stated that that is correct and that now there are even more issues that have risen regarding subterranean issues that would make it even more expensive to rehabilitate the property. Mr. Hawthorne addressed the board and assured all that the Physical Needs Assessment (PNA) is not exaggerated and that redevelopment is in the best interest of the residents that live there. Mayor Shaw added that the PNA is subject to inflation so it would probably cost even more to rehab the property. Ten million is the minimum amount the PNA stated it would cost 3 years ago.
- Commissioner Morgan stated that the Tax Credit program is really the only way to fund redevelopment and is the way to proceed in order to make the property livable. Commissioner Finger agreed that Tax Credit is the only way to fund redevelopment.

- Commissioner Buchand stated why funds from SHFC could be used to do renovation and rehab on the Courts while working on Orange Ave and Cohen Way. Commissioner Colón responded that SHFC does not have the funds needed to rehab, which would be upwards of \$10 million. Commissioner Morgan asked what SHFC's cash flow looks like. Mr. Russell stated much of the revenue for NSP goes to repay OHCD/City/County. It was discussed that SHFC has approximately \$120 thousand and that it'd take approximately 99 years to save the estimated \$10 million minimum needed to rehab the Courts. Commissioner Finger added that if development is done a 3rd of the replacement units will be public housing and then there'll be Section 8 as well so there will still be public housing, workforce housing and affordable Tax Credit housing.
- Commissioner Morgan made a motion to approve consent agenda item with the amendment to include Orange Ave, Cohen Way and the Courts in the resolution. Commissioner Finger seconded the motion.
- The motion was voted on and passed 4 to 1 (Buchand opposed).

IX. OLD BUSINESS

A. Risdon on 5th Tree Update

- Mr. Russell met with Mr. Bradley. The City Arborist visited the property and identified 4 trees that were not invasive. A specific report is being put together to bring before the board.

B. Property on 22nd Street & Central

- Mr. Russell reports that the property located on the corner of 22nd and Central have become available again. SHA currently owns the lot east of this lot. The landlord originally wanted too much for the lots. It currently is being offered at a more reasonable price of \$110 thousand versus the \$180 asked for in the past. SHA offered \$85 thousand in the past. Mr. Russell is asking if an offer could be made. Commissioner Colón suggested a \$100 thousand offer. Attorney Gilmore advised that the board can allow the President and Board Chair to enter into negotiations and bring back the best offer to the board for approval.
- Commissioner Morgan made a motion to allow the President and Board Chair to enter into negotiations and bring back the best offer to the board for approval. Commissioner Finger seconded the motion. The motion was voted on and passed unanimously (4-0).

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 Finger made a motion to accept the Program Updates Consent Agenda. Commissioner Morgan seconded the motion. The motion was voted on and passed unanimously (4-0).

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Morgan reported that a homeless voucher was utilized by a family with 3 children that he'd met. Mayor Shaw expressed appreciation for this program.
- B. Mr. Russell reminded the board that Shop with a Cop is being held for the fifth year on Saturday, 12/10/16, at 6 a.m. and that IBERIA Bank has provided \$3,000 in grant funds for the event.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:04 p.m.