



Sarasota Housing Authority (SHA)
269 South Osprey Avenue
Sarasota, Florida 34236

Regular Board Meeting
McCown Towers Board Room
December 10, 2025
4:30 P.M.

- I. **CALL TO ORDER:** Chair Taylor called the annual meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:31 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair Ernestine Taylor, Vice Chair John Colón (in at 4:56 pm), Commissioner Jack Meredith, Commissioner Nicole Roman (in at 4:38 pm) and Commissioner Philip DiMaria Jr. and Commissioner David Morgan

Commissioners Not Present: Commissioner Carolyn Mason (Excused)

Invited Attendees: City Commissioner Jen Ahearn-Koch, Attorney Rhonda Stringer, Attorney Ric Gilmore (out at 5:30pm), Joe Chambers, Jake Zunamon, Valerie Buchand (Resident Council-in at 4:40 pm) and Jennifer Kidwell (Landlord/Concord Management)

SHA Personnel: William Russell, Lance Clayton, Gary Davis, Johnathan Seiple and Andrea Keddell
- V. **ACCEPTANCE OF MINUTES**
 - A. SHA Regular Board Meeting – October 22, 2025
 - Chair Taylor put up the minutes from the October 22, 2025, Regular Board Meeting for acceptance.
 - Commissioner Morgan made a motion to accept the minutes. Commissioner DiMaria seconded the motion.
 - The motion was voted on and passed unanimously.
- VI. **ACCEPTANCE OF AGENDA**
 - A. SHA Board Agenda – December 10, 2025
 - Chair Taylor put up the agenda for the December 10, 2025, Board Meeting for acceptance.
 - Commissioner Meredith made a motion to accept the agenda. Commissioner DiMaria seconded the motion.
 - The motion was voted on and passed unanimously.
- VII. **SPECIAL PRESENTATION**
 - A. SHA Landlord (Jennifer Kidwell, Concord Management)
 - Mr. Russell introduced Jennifer Kidwell, a current Section 8/HCV program landlord and provided background information on the Landlord Focus Group that SHA started in order to get feedback from SHA Landlords on the Section 8/HCV program and working with the HCV program staff.

- Ms. Kidwell provided information about Concord Management and her position with them. She addressed the board and reported having a positive experience working within the SHA Section 8/HCV program. Ms. Kidwell went on further to explain that in her past experience SHA is one of the top Housing Authorities to work with and that she's terminated the business relationships with other Housing Authorities because they were so bad. Out of eleven Housing Authorities that she works with, Ms. Kidwell reported that SHA was #1 and she wouldn't change a thing. She further reported that the staff has been wonderful to work with, even the inspectors.
- B. SHA Department Introductions (Preventative Maintenance)
- Mr. Russell introduced Lance Clayton, SHA's Director of Construction & Capital Improvements, who oversees this department/team. The Preventative Maintenance team is tasked with working to keep ahead of maintenance issues in the housing units/developments.
 - Mr. Clayton reported that SHA currently has units built in 1960 up to present and this team was set up a few years back to keep all the units up to code. Each unit is inspected twice a year by this team to fix deficiencies if possible or put in work orders for them to be fixed.
 - Johnathan Seiple, who is the HVAC specialist for the units, addressed the board and reported that he's been at SHA for 2 months. He discussed his daily responsibilities and stated that he enjoys working at SHA and feels they make a big difference in preventing problems. Questions were asked and answered.
 - Gary Davis, who inspects the non-HVAC areas of the units, reports that he has been with SHA for 2 years and that he actually requested to move from general maintenance to this team. He has become certified in NSPIRE and also does HCV inspections when needed.
- C. City Commission Liaison Update
- Commissioner Jen Ahearn-Koch reported having a conversation with Dave Bullock, Interim City Manager, and shared what was discussed regarding the McCown Tower Development and Parking Garage. She stated that she'd conveyed the SHA Board's desire to continue to pursue looking into a parking agreement with the City and to take into consideration the buffering of sound and safety issues raised by the community and residents. She also informed him of the SHA Board's desire to see if there is the possibility of a revenue generating avenue for SHA and that it would be for one level of parking. Mr. Bullock agreed that the City does not want to negatively affect the community living at McCown and is in support of mitigating those concerns, while entertaining moving forward with possibly two levels of parking, if feasible, as the need is so great for parking.
 - Commissioner Ahearn-Koch further reported that parking in Sarasota is not currently, nor has been, a revenue generating activity. The City subsidizes this service, so the likelihood of receiving a "share" of revenue from the parking garage would not be great. She reported that 85% of the parking in Sarasota is free. Commissioner Morgan inquired further about revenue and the possibility of maintenance guarantees from the City as a form of cost sharing for the upkeep, if SHA was to entertain allowing City parking within the McCown Development.

- Mr. Russell commented that this is a time-sensitive issue and that he has let the Interim City Manager know that SHA had hoped to get confirmation by the end of 2025, either way, from the City Commission on their intent to be involved in the project. Commissioner Ahearn-Koch reported the City Commissioner will not be meeting again in 2025 but will work to get this topic put on the agenda for the next City Commission meeting on 1/5/26 and asked Mr. Russell to provide her with some background information on the topic, including the minutes from the last meeting.
- Mr. Chambers confirmed that they would really need a formal letter of intent /commitment/approval by January 2026 of the City's interest in moving forward with the partnership and that March 2026 would be the deadline for the financial details that would need to be finalized.

D. County Commission Liaison Update

- None.

VIII. PUBLIC PRESENTATION

- A. Ms. Valerie Buchand, Resident Council Member from Janie's Garden, reported that the residents of McCown do not want public parking included with the new tower. She also reported that the lobby bathrooms at Amaryllis Park Place have been locked from resident use. Mr. Russell had looked into the situation and was told the bathrooms had entry codes put on the doors because they continued to be left in poor condition by the public/visitors and that he was told that residents could get the code from the office if they needed entry. However, Ms. Buchand reports the residents have not been given this "code" and accidents have happened because the residents are elderly and cannot make it up to their unit. Finally, Ms. Buchand states that a set income is/was needed to get a unit in the new development(s) but the rents continue to rise and she'd like SHA to look into this matter.
- B. Ms. Judith Campbell, a resident from the Annex shared that her neighbor, Patricia Lee, is harassing her and is afraid of her. She is a quiet resident and keeps to herself, but she is in fear for her safety. She needs to be able to stay here, does not want any trouble and is requesting that SHA staff look into this matter.
- C. Donna Rochleau, a resident from McCown Towers/Annex, expressed concern about the disabled residents and how far they'll need to travel to get to their units with groceries/water etc....if this garage is built, especially for those living in the Annex. She mentioned that elevator placement should, at least, be made so that it's closer to the building(s) and that she questions if parking will be taken from the current residents if two levels of parking are given to the public.

IX. RESOLUTIONS – ACCEPTED BY CONSENT

- A. Res 25-20: Approval of A-E RFQ Contract
 - B. Res 25-21: Approval of Annual Plan/5-Year Action Plan (CFP Budgets FY23, 24, 25 and 26)
 - C. Res 25-22: Increase PBV Units at Amaryllis 4 (25 to 30) and PBV 48 units at New McCown Tower
 - D. Res 25-23: Write-Off Approvals
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- Commissioner DiMaria pulled Resolution 25-20, Approval of A-E RFQ Contract.

- Commissioner Morgan made a motion to approve the remaining Consent Agenda, B., C., and D. Commissioner Meredith seconded the motion.
 - The motion was voted on and passed unanimously.

A. Res 25-20: Approval of A-E RFQ Contract

- Commissioner Morgan inquired about the reasoning behind the selection, given that the 2 top firms were ranked equally. Commissioner Meredith explained that much of the deliberation came down to the ability to perform the work. Mr. Russell added that the evaluation committee was comprised of three people and that it was just a coincidence that there were similar scores. Each of the firms selected had their positive attributes as to why they were given the scores they were given.
- Commissioner DiMaria stated he is unsure if he should abstain from voting on this contract, due to a possible conflict of interest, given that some of the firms being awarded may be doing business with his firm.
- Commissioner Morgan made a motion to approve Resolution A. 25-20. Commissioner Colón seconded the motion.
 - The motion was voted on and passed unanimously. Commissioner DiMaria abstained due to potential conflict of interest.
 - Attorney Gilmore stated he will send Commissioner DiMaria a form to fill out to formally detail the conflict of interest.

X. OLD BUSINESS

A. President/CEO Evaluation Results-Compensation Determination

- Item was tabled, to be put on the next agenda for discussion.

B. Development Updates / Redevelopment Report

McCown New Tower Parking Garage / Public Parking Option

- Mr. Chambers reported ongoing meetings are taking place with the City, Bond Council and Attorneys on whether public parking is a feasible option for this project. The parking study states there is a need for public parking in Sarasota and suggested 2 parking decks. SHA needs 3 levels of the parking decks for residents, staff, visitors and retail. So, if public parking is desired, the question is if there is a way to fund 2 additional levels.
- Mr. Chambers addressed the elevator location issue that was brought up earlier in the meeting stating that the design will take all these concerns into consideration.
- Mr. Russell inquired how the Board felt about only having 1 level of public parking (80 spaces) and not charging for parking but limiting time for parking in the garage. Commissioner Colón commented that this would mean the need to be enforcement.
- Commissioner Meredith questioned the benefit to SHA and its residents if the City is not offering to assist financially for construction, enforcement and maintenance.
- It was discussed that Mr. Russell and possibly the Chair or an SHA Commissioner attend the next City Board meeting to speak to this agenda item and that any and all residents and interested parties would also be encouraged to provide their comments as well.

- It was discussed that there are still many details to be ironed out, 1 or 2 levels of parking, financing/no financing, paid parking/free parking, time enforcement/no limit parking, etc.
- Mr. Chambers states that there have been discussions with the City regarding funding and a maintenance agreement. He suggested 1 level be shared with the City and have them assist with financing it.

Lofts on Lemon (Phase II)

- Mr. Chambers reported that the Owner, Architect and Contractor (OAC) meetings continue. Wiseman Construction is well underway on the site, and they have gone vertical. Anticipated completion in 13 months.

Cypress (Phase II)/ Amaryllis III / Courts II

- Mr. Chambers reported the Marmer Construction team is moving along with construction and this development has also gone vertical, with the 3rd floor going in and the roof should be started this month. They anticipate June 2026 for the 1st units to become available for lease.

Cypress III / Amaryllis IV & Central Gardens (22nd St.)

- Mr. Chambers reported that they have all site plan approvals from the City and are moving into design. They are looking to have the financial closing and begin construction by the 2nd or 3rd quarter of 2026.

Single-Family Home (Osprey)

- Commissioner Morgan inquired about the single-family home on Osprey and asked that this be added to the agenda going forward.

XI. NEW BUSINESS

- A. None

XII. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
B. Board Committee Meeting Minutes
C. Housing Choice Voucher Report
D. Housing Management Reports
E. Capital Improvement Report
F. Resident Services Monthly Report
G. Resident Advisory Board/Sarasota Housing Authority Agency-Wide Resident Council (SHAARC) Board Report (*if Submitted*)
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- Commissioner Morgan made a motion to accept the Program Updates Consent Agenda. Commissioner Roman seconded the motion.
 - The motion was voted on and passed unanimously.

XIII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Morgan urged everyone to attend the Shop with a Cop event, even though he will be unable to attend this year.
- B. Commissioner Colón reported he plans to attend the Shop with a Cop event.
- C. Commissioner Meredith wished everyone a happy holiday.
- D. Commissioner Roman reported he plans to attend the Shop with a Cop event.
- E. Commissioner DiMaria wished everyone a happy holiday and reported that unfortunately he is unable to attend the Shop with a Cop event due to his wedding that day.
- F. Commissioner Taylor thanked all the Commissioners and Staff for their work and wished everyone a happy holiday.

XIV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:50 pm.