



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
January 27, 2021
4:45 P.M.

- I. **CALL TO ORDER:** Chair John Colón called the annual 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, Vice Chair Jack Meredith and Commissioners Valerie Buchand, Ernestine Taylor, Duane Finger, Deborah Sargent (Via Zoom) and David Morgan (Via Zoom/Then In Person)

Commissioners Not Present: N/A

Attendees: Attorney Ric Gilmore, Joe Chambers (Via Zoom), City Commissioner Jen Ahearn-Koch and David Lough (Rosemary District Association for Special Presentation)

SHA Personnel: William Russell and Andrea Keddell
- V. **APPROVAL OF MINUTES**

SHA Board Meeting – October 28, 2020: Chair Colón put the minutes from the October 28, 2020 Board Meeting up for approval. Commissioner Buchand made a motion to approve the minutes. Commissioner Meredith seconded the motion.

 - Motion was voted on and passed unanimously (7-0).
- VI. **SPECIAL PRESENTATION**
 - A. Rosemary District Neighborhood Association Presentation (David Lough)
 - Mr. Lough went over the presentation that was distributed in the board packet. He discussed the association's and neighborhood's key initiatives with illustrations. He encouraged participation from the residents and the upcoming residents of Lofts on Lemon.
 - Questions were asked and answered.
- VII. **PUBLIC PRESENTATION**
 - A. Donna Rochleau addressed the board asking for the general goal or future plan for the McCown Tower property in the future.
 - Commissioner Buchand reminded all that that Public Presentation is meant to allow people to present for 3 minutes and if a response is required that Mr. Russell would respond in writing to the Board and the presenter. Attorney Gilmore added that the form that is filled out explains the procedures for speakers and that this is not a section which allows for an open dialogue with the public.

- Commissioner Colón and Mr. Russell did however explain the plan is to keep the property as an affordable property and stated there's a 20-year subsidy contract with HUD stating that it is to remain as an affordable property. He also stated that there's currently a development plan in the works to perform a \$90,000 per unit preservation project on the property.
- B. Pamela Runyon inquired 1. Whether or not there could be a COVID vaccination/testing done on site at the Towers/Annex. 2. (not on form) She also asked if the cameras installed in the halls facing the elevators are monitored, questioning the utility of them if they're not monitored. She states no one can see them or watch them and they should be turned out so people can watch them. She suggested they could also play something on them.
 - Mr. Russell responded that he's got a call into the Health Department to see about getting an onsite vaccination event.
 - Commissioner Colón stated the camera situation would be looked into and a response would be given.

VIII. RESOLUTIONS – ACCEPTED BY CONSENT

A. Res 21-01: Approval of Annual Plan/5-Year Action Plan (CFP FY21)

- Commissioner Finger made a motion to approve the Resolution 21-01. Commissioner Morgan seconded the motion.

Discussion

- Commissioner Sargent and Commissioner Buchand explained that comments were discussed and provided by the Resident Council (Resident Advisory Board) to be sent to HUD with this year's Annual Plan. The comments included in the board packet with the Annual Plan resolution outline items to empower the residents that the council wants to see implemented and enforced and they want this document discussed to see what can be accomplished. They want the Council and HA to work together and have the council more involved in development issues.
- Commissioner Morgan stated that he's read the comments submitted and that some of the items listed (i.e. sharing the SHA attorney) would present a conflict of interest. He also inquired how it would work for the auditor if SHA is using funds for these requests and if SHA would have access to financials and a say on use.
- Mr. Russell responded that the comments are required to be submitted with the Annual Plan and that he is required to submit a response to the comments. So, he's requesting that the Board review the comments and suggests holding a workshop to discuss this and then bring the action items back before the board.
- It was discussed and decided to allow Mr. Russell to submit the comments with the annual plan with a response stating the Resident Advisory Board Comments will be reviewed further in a Board Workshop and the itemized response plan will be submitted to HUD once complete. (Following this meeting, a Board Workshop was scheduled on 2/18/21.)

- The former motion was withdrawn. Commissioner Meredith made a new motion that the comments to annual plan by the Resident Advisory Board Comments will be reviewed further in a Board Workshop and the itemized response plan will be submitted to HUD once complete. Commissioner Finger seconded the motion. The motion was voted on and passed unanimously.
 - Commissioner Finger made a motion approving Mr. Russell to submit the Annual Plan. Commissioner Buchand seconded the motion. The motion was voted on and passed unanimously.
- B. Res 21-02: Ratification of CARES Act Hazard pay
- Mr. Russell provided background info that this action was discussed at a previous Development Workshop with the intension of bringing this before the board for ratification and the next board meeting.
 - Commissioner Morgan made a motion to approve Resolution 21-02. Commissioner Taylor seconded the motion. The motion was voted on and passed unanimously.

IX. OLD BUSINESS

- A. Amaryllis Park Place (Orange Ave)
- Mr. Chambers reported that they're hoping for an August/September delivery date for the 1st units and be leased by the end of the year.
- B. Lofts on Lemon (Cohen Way)
- Mr. Chambers reported the groundbreaking event took place January 13, 2021 and went well. Permitting is a little behind schedule but they're working to make that up.
 - Commissioner Buchand inquired if applications were being accepted yet for both developments and stated that she'd heard Lofts was filled up already. Mr. Chambers responded that applications are not being accepted yet and nothing is filled up. He states there's an e-mail (amaryllis@ndcassetmanagement.com) posted on the Amaryllis site's sign for people interested in submitting statements of interest for when the wait lists open and applications are accepted. Lofts will have a similar e-mail on its' sign (loftsonlemon@ndcassetmanagement.com). Amaryllis' list should open around June 2021 and Lofts around Jan/Feb 2022. Mr. Russell requested the Mr. Chambers update the board each month on the status of when these lists open up.
 - They are working relocating the current sign to the edge of the property and on the additional project signs that were requested by Commissioner Colón to be put up at the site. This will be added to the next Development Committee Meeting for follow up.
- C. McCown Preservation Deal
- Mr. Chambers reported that the McCown deal has been tentatively awarded and are just waiting on the official go ahead from FHFC. They are now working on the design proposal. The award is for \$9 Million so the plan is to have \$90K per unit for the renovations. Next step would be to do a needs assessment by a 3rd party. An information meeting will be held with the residents to put together a fact sheet. Work would tentatively start end of this year, 1st quarter of next year.

- Commissioner Buchand inquired about the renovation process. Mr. Russell discussed the plan to utilize vacancies (i.e. wait for 5 vacancies) to rehab the vacant units and then use the rehabbed units to house existing residents as they move through renovations in the remaining units 5 at a time. Additional discussion took place on how things will work taking into consideration resident comfort and that this will move forward once the scope of work is received. It was also discussed to set up a model unit for the residents to be able to see what they can expect.
- D. President & CEO Evaluations
 - Attorney Gilmore again reminded everyone they were asked since the July meeting to turn in their completed evaluations to him. He does not have enough responses to complete his part of the evaluation. Soon it will be time again and this will not have been completed for 2 years. He again asks for all evaluations to be turned in before the next board meeting. Every month the deadline passes, the board gets closer to the next evaluation date.
 - Commissioner Morgan also suggested holding another Board Retreat (even a virtual one) this year. He's willing to work with Team Tony again.

X. NEW BUSINESS

A. SPD Sub-Station

- Mr. Russell reported that a vacant unit in the Courts is being set up for the Sarasota Police Department to use and have a presence on the property. They've been asked to put up signage on the outside of the unit illustrating that they're there as well as the Community Action Team (CAT).

B. Mask Usage at In-Person Board Meetings

- Attorney Gilmore discussed a CDC handout that discussed considerations for wearing masks. Types of approved masks are discussed in the article and he suggested the board outline their approved requirements for future meeting. Pros and Cons were discussed of Face Masks vs Face Shields and the board members in general want to follow scientific guidelines to require masks.
- Commissioner Meredith made a motion to required face masks for any board members and attendees in the board room and to allow for Zoom participation. Commissioner Morgan seconded the motion.
- Commissioner Sargent mentioned it's difficult to hear and understand board members and public comment via Zoom when the meetings are held in-person. It was discussed to outfit the Board Room to have the room more accessible for online participation for board members and attendees that want to participate virtually, as long as there's a requirement for a physical quorum of board members.
- Mr. Russell inquired to Attorney Gilmore if there have been any allowances made for agencies to go back to Zoom meetings when they have members with disabilities (ie hearing impaired) where lip reading is paramount. Attorney Gilmore states that many agencies have registered and are registering complaints about this but the requirement to have 4 board members in the room is a reality for the foreseeable future.

- City Commissioner Ahearn-Koch addressed the board and suggested that the City has been accepting and encouraging support letters from the Advisory Boards interested in requesting to be able to meet via Zoom meetings.
- The above motion was voted on and passed unanimously.

XI. PROGRAM UPDATES – ACCEPTED BY CONSENT

- A. Monthly Financial Statements
- B. Board Committee Reports
- C. Housing Voucher Report
- D. Housing Management Reports
- 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.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Buchand reported on a community program, Pioneer Reflections, that recognizes pioneers in the Newtown community, living and passed on. The next one will be held on the 3rd Saturday of every month at the Farmers Market at MLK Park at 2 pm.
- B. Commissioner Taylor reported that she attended a Shares Program luncheon and she wanted to commend SHA's HomeShare Coordinator, Ruth Shaulis, for her presentation at the luncheon.
- C. Commissioner Sargent states the Resident Council website is moving along and she should have a live link available next month.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:40 pm.