



Sarasota Housing Authority  
269 South Osprey Avenue  
Sarasota, Florida 34236

Board Meeting  
June 10, 2020  
4:30 P.M.

- I. **CALL TO ORDER:** Chair David Morgan called the annual meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:35 pm.

THIS MEETING IS BEING CONDUCTED TELEPHONICALLY OR ELECTRONICALLY PURSUANT TO EXECUTIVE ORDER NUMBERS 20-52, 20-68 AND 20-69 SIGNED BY GOVERNOR DESANTIS AND GUIDANCE PROVIDED BY LEGAL COUNSEL. MORE IMPORTANTLY, BASED ON WHAT WE KNOW NOW ABOUT THE CORONAVIRUS PANDEMIC AND PRUDENT PRECAUTIONS AS A RESULT THEREOF, IT IS BEING CONDUCTED IN A WAY TO PROVIDE THE MAXIMUM AMOUNT OF PROTECTION TO OUR COMMISSIONERS, STAFF, RESIDENTS AND THE PUBLIC. WE APOLOGIZE FOR ANY INCONVENIENCE TO ANYONE, BUT WE ASK YOUR UNDERSTANDING AND COMPLIANCE TEMPORARILY.

II. **INVOCATION**

III. **PLEDGE OF ALLEGIANCE**

IV. **ROLL CALL**

Commissioners Present: Chair David Morgan, Vice Chair Valerie Buchand and Commissioners John Colón, Ernestine Taylor, and Duane Finger

Commissioners Not Present: Pastor Peter Greenidge and Jack Meredith

Attendees: Attorney Ric Gilmore, Dustin Dubois, Tracy Sassi, Donald Odom, Quentin Torbert, Ernie Dubois, Tarnisha Cliatt and Joe Chambers

SHA Personnel: William Russell and Andrea Keddell

V. **APPROVAL OF MINUTES**

- SHA Board Meeting – May 6, 2020: Chair Morgan put the minutes from the May 6, 2020 Board Meeting up for approval. Commissioner Buchand made a motion to approve the minutes with any necessary corrections. Commissioner Finger seconded the motion.
- Motion was voted on and passed unanimously.

VI. **SPECIAL PRESENTATION**

A. None

VII. **PUBLIC PRESENTATION**

A. None

VIII. **RESOLUTIONS – ACCEPTED BY CONSENT**

- A. Res 20-11: Approval of Amaryllis Park Place Equity, Construction Loan and Permanent Loan Closing
  - B. Res 20-14: Investment of HCV Admin Fee Reserves In Lofts on Lemon
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- It was pointed out that the original board packet that went out had a misprint in the name of Resolution 20-11 and had the additional words “Personnel Policy” at the end of the resolution name. The official copy of the agenda had since been corrected. Commissioner Morgan pulled Resolution A. 20-11 to assure the Resolution name was listed correctly on the record.
- Commissioner Buchand pulled Resolution B. 20-14.

A. Res 20-11: Approval of Amaryllis Park Place Equity, Construction Loan and Permanent Loan Closing

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- Commissioner Morgan read aloud the correct resolution name: A. Resolution 20-11 Approval of Amaryllis Park Place Equity, Construction Loan and Permanent Loan Closing. Commissioner Finger asked what the loan amount is of the total financing. Mr. Chambers stated the permanent loan is approximately 5 Mil out of 20 Mil.
- Commissioner Morgan made a motion to approve Resolution 20-11. Commissioner Finger seconded the motion. The motion was voted on and passed unanimously.

B. Res 20-14: Investment of HCV Admin Fee Reserves In Lofts on Lemon

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- Commissioner Buchand inquired if 128 units are being built, why are only 8 being set aside to be for project-based vouchers. Mr. Russell explained normally HUD won't allow more than 25% of the units be project based in a family development. In an elderly development there's no limit. So 50% were project based at Amaryllis. It was capped at Lofts because to do more than 8 would trigger high-rise, Davis Bacon Wage rates which are significantly higher construction costs than normal. This would have limited the overall number of units that the project could afford to build. Additionally, tax credit properties must accept Section 8 vouchers, so even though they're not project based units, vouchers will be accepted. The unit mix can also be revisited in the future.
- Commissioner Buchand made a motion to approve Resolution 20-14. Commissioner Colón seconded the motion. The motion was voted on and passed unanimously.

**IX. OLD BUSINESS**

A. Lofts on Lemon (Cohen Way)

- Mr. Chambers reports they still hope for an end of August closing. Drawings are being reworked in conjunction with the local condo association. Bank of America is fully committed to the project to provide equity. Mr. Russell added that discussions are continuing with the Community Foundation on terms for the loan. Then the board will need vote to approve the specific amount and the terms. It was discussed that this is a first for the Community Foundation to invest in this type of project and that it says a lot about the partnership SHA has with the foundation. Commissioner Finger thanked Mr. Russell and staff for making this possible.

- Mr. Russell reported that the tax credit portion of the project will cost approximately 14 Million and the total cost of the project is 32 Million. (14M in Equity, 10M Mortgage, 3M City, 2M Barancik Foundation, 2M Community Foundation, 500K SHA and 100K Deferred Developer Fees). With the additional funding, the project went from 76 Units to 128 Units.
  - Mr. Russell reported there will be 52 designated workforce units at Lofts for Hometown Heros and 76 affordable units. Mr. Russell located a recent Florida State Statute that was passed that defined what was considered as Essential Services Personnel that could possibly used as a reference for the project. The definition was read aloud to the board. There was discussion on the definition and the consensus was to leave the definition as is and to use this definition in explaining this term for the project.
- B. Amaryllis Park Place (Orange Ave)
- Mr. Chambers reports that demolition is complete. Once financial closing is complete a groundbreaking event will be planned.
  - JWR and DuCon staff provided a report on Section 3, W/MBE and Local Labor hiring efforts. Mr. E. Dubois went over a handout provided at the meeting that provided an update on the hiring efforts. Discussion took place regarding the progress and the process of getting minority businesses on board.
  - Commissioner Buchand asked for a list of the contractors, workers that have been contacted and/or recruited. She's also asking if on-the-job training is available prior to the work starting on the job? Mr. Chambers responded that much of the actual worker hiring will need to wait until the Prime and subs are fully lined up. Mr. E. DuBois stated they've had difficulty in the past providing on-the-job training, as contractors want someone that can come in and do the work. The plus side with the upcoming projects is if a sub can get a person hired and trained, they can perhaps transfer into or train for a better position in the next project, should that same sub get hired. Mr. DuBois also explain that they're diligently working to have subs recruit from the Section 3 hiring list.
  - Commissioner Colón also requested a list of the local contractors, workers that have been contacted and/or recruited and to make sure the DuCon is using their connections in the community to increase the recruits. Mr. E. DuBois states they will be bringing in some of the local workers that have worked with them before, once the subcontractors have been put in place and know the workforce they will need. Also, some of the subcontractors have worked with DuCon previously.
  - Tracy Sassi, Project Manager for JWR, and Quentin Torbert, Assistant Project Manager for JWR, were introduced to the board. Ms. Sassi states they can send out the outreach list out to the board, however, it's not the final list and will be updated weekly.
- C. Board Retreat – June 27, 2020
- The Board Retreat has been confirmed to take place at Team Tony Cancer Center in the morning on 6/27/20. The retreat will be a combined in-person and zoom meeting.

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

**XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS (PROVIDED FOLLOWING SHOC BOARD MEETING)**

- A. Commissioner Morgan reported that he liked having JWR and DuCon on the call to be able to respond to project questions real time. He'd like this to continue.
- B. Commissioner Finger agreed that their participation and ability to answer questions is good. Mr. Chambers states he'll make sure they're slated to present at all future board meetings.
- C. Commissioner Buchand asked what percentage of rent is paid by the tenant(s) who participate in the Home Share Program. Mr. Russell states the landlords sign an agreement and the normal rent is in the \$600-\$700 range. He also states they're applying for grant money to pay for the person that will be hired to administer the program.
  - Commissioner Buchand asked if there have been any developments regarding the resident at the Towers that attacked the food delivery person. Mr. Russell states he can investigate this further.
  - Commissioner Buchand also asked to see if there were still going to be events at the Towers, now that Renee is gone. She states the Council has received a NAHRO Merit Award for the art program that has been being done at the Towers. Commissioner Buchand the Resident Council has worked with SHA in the past but feels that the new management at the Towers is making this hard to do because it feels the 2 entities should be separate.

**XIII. ADJOURNMENT**

Commissioner Morgan asked if there were any final Public Comments. Hearing none, the Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:58 pm.