



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
July 29, 2020
4:45 P.M.

- I. **CALL TO ORDER:** Chair David Morgan called the annual meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:44 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, Jack Meredith, Deborah Sargent and Duane Finger

Commissioners Not Present: N/A

Attendees: Attorney Ric Gilmore, Dustin Dubois, Tracy Sassi, Quentin Torbert, Ernie Dubois, Tarnisha Cliatt, Carlos Ardavin, City Commissioner Willie Shaw and Joe Chambers
SHA Personnel: William Russell and Andrea Keddell (Sherri Campanale, Viktoriya Coblentz and David Anderson-For Special Presentation)

V. **APPROVAL OF MINUTES**

- A. SHA Board Meeting – June 10, 2020: Chair Morgan put the minutes from the June 10, 2020 Board Meeting up for approval. Commissioner Colón made a motion to approve the minutes. Commissioner Buchand seconded the motion.
- Motion was voted on and passed unanimously. Commissioner Sargent voted present.

VI. **SPECIAL PRESENTATION**

- A. Team Member(s) of the Quarter
- Sherri Campanale read aloud the commendation for Viktoriya Coblentz and David Anderson's work through the challenges of COVID-19 over the past quarter (April, May & June). She outlined they're performance that went above and beyond their normal work routine and duties.
 - Certificates and gift cards were handed out to recipients.

VII. PUBLIC PRESENTATION

- A. Commissioner Buchand addressed the board during Commissioner Comments on behalf of Doris Mays.

VIII. NOMINATION & ELECTION OF OFFICERS

- A. Nominations for Chair/Vice Chair:
- Chair Morgan nominated Commissioner Colón for Chair. Commissioner Meredith seconded the nomination.
 - Hearing no other nominations, the nominations were closed, and Commissioner Colón will serve as Chair.
- B. Nominations for Vice Chair:
- Commissioner Finger nominated Commissioner Meredith for Vice Chair. Commissioner Colón seconded the nomination.
 - Hearing no other nominations, the nominations were closed, and Commissioner Meredith will serve as Vice Chair.

IX. APPOINTMENT OF COMMITTEE CHAIRS

Commissioner Colón and Acting Chair Morgan asked if the current committee chairs would volunteer to remain as the respective committee chairs. Commissioner Buchand made a motion for all current committee chairs to remain as the respective committee chairs. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.

- A. Resident Interest Committee - Commissioner Buchand offered to remain as Chair.
- Commissioner Buchand accepted appointment of Chair of the Resident Interest Committee.
- B. Development Committee - Commissioner Meredith offered to remain as Chair.
- Commissioner Meredith was appointed as Chair of the Development Committee.
- C. Administration & Finance Committee - Commissioner Taylor offered to remain as Chair.
- Commissioner Taylor was appointed Chair of the Administration & Finance Committee.
- D. By-Laws Committee - Commissioners Morgan agreed to become Chair of the By-Laws Committee. Commissioner Buchand offered to remain on as a member of this committee.

X. RESOLUTIONS

A. Res 20-15: CARES Act Hazard Pay

- Commissioner Buchand asked whether this was also for Part-Time employees. Mr. Russell responded that the Hazard Pay is for Full-Time employees; \$250 for Maintenance staff and \$200 for the remaining Full-Time staff.
- Commissioner Finger made a motion to approve Resolution 20-15. Commissioner Taylor seconded the motion. The motion was voted on and passed unanimously.

B. Res 20-16: Approval of A-E Contract

- Mr. Russell explained to the board that SHA has chosen to contract with multiple architects to increase availability and alleviate the need to wait on project. SHA plans to contract with Hoyt, Bessolo and Suarez over the next three months. Commissioner Meredith agreed that this concept is a good idea.

- Commissioner Buchand made a motion to approve Resolution 20-16. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.

XI. OLD BUSINESS

- A. Lofts on Lemon (Cohen Way)
 - Mr. Chambers reports they still hope for an end of August closing.
- B. Amaryllis Park Place (Orange Ave)
 - Mr. Chambers reports Amaryllis is officially closed, and site work has started. A groundbreaking event is proposed to take place on August 10 at 9 am.
- C. Section 3/Community Hire Update
 - JWR and DuCon staff provided a report on Contractors, Subcontractors, Section 3, W/MBE and Local Labor hiring efforts. Mr. E. Dubois went over a handout provided in the packet and shared online that provided an update on the hiring efforts. Discussion took place regarding the progress and the process for contracting/subcontracting/payment and regarding getting minority businesses on board. Suarez Grading received award as a the low responsive/responsible Prime Subcontractor and are committed to hiring local.
 - Commissioner Colón requested a list of all the companies that Bid on this project be provided to the board.
 - Commissioner Finger commended the commitment that JWR and Mr. Dubois are showing to MBE/local hiring.
 - Mr. Dubois and Tarnisha Cliatt reported on a hiring outreach event being held via Zoom on August 11 and discussed the process and outreach for the event.
- D. Homeshare Program Update
 - This item was tabled. Mr. Russell stated an update will be provided in advance of the next meeting.
- E. Return of President & CEO Evaluations
 - Commissioner Morgan reminded everyone to turn in their completed evaluations to Attorney Gilmore as soon as possible.

XII. NEW BUSINESS

- A. Mr. Russell introduced and welcomed SHA's new Commissioner, Deborah Sargent. Ms. Sargent was also recently voted to become a member of the SHA Agency-Wide Resident Council. All welcomed her.

XIII. 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 Colón seconded the motion. The motion was voted on and passed unanimously.

XIV. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Buchand spoke on behalf of Doris Mays (RE: her Public Comment) and the recent issues she's having for her November Recertification. She believes they're doing the recert early and not providing enough time for her to get the necessary paperwork to get her grandchildren to her lease. Commissioner Buchand stated she advised her to put her issue in writing to the staff and management.
 - Mr. Russell will look into the matter and report back to the board.
- B. Commissioner Colón thanked the board for the nomination to Chair and he will do his best to serve well.
- C. Commissioner Finger thanked Commissioner Morgan for the 2 years he served as Chair, and to Commissioner Meredith for his service as Development Chair and his future service as Vice Chair.
- D. Commissioner Meredith also thanked Commissioner Morgan for his service as Board Chair and asked Mr. Russell for his take on the "rescinded Obama Fair Housing Rules."
 - Mr. Russell responded and stated that the Trump administration's Rule reversed the Obama Rule but won't have too much of a negative impact. All the protected classes are still protected.
 - Commissioner Morgan agreed that the hold on the Rule shouldn't have any immediate effect on housing.
- E. Commissioner Buchand commented she believes residents are being treated badly and that staff needs to be there for the residents and answer the door, while using social distancing during this COVID pandemic. Mr. Russell responded that the offices are closed and signs are posted on the door instructing residents to phone the office or deposit written request through the drop box but that he will speak with Commissioner Morgan and staff to discuss ideas to provide additional alternative options for the residents to communicate with staff.
- F. Commissioner Taylor thanked Commissioner Morgan and Buchand for their service as Chair and Vice Chair.
- G. Commissioner Morgan recommended the book, *The Color of Law*, by Richard Rothstein and thanked the Board for allowing him to serve as Chair for the past two years. Commissioner Morgan welcomed Commissioner Sargent and reminded her and the Board to contact Mr. Russell prior to the meeting should there be a complex question of something on the agenda, versus bringing something up for a long discussion during the board meeting.

XV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:29 pm.