



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
September 23, 2020
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 4:45 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 John Colón, Vice Chair Jack Meredith and Commissioners Valerie Buchand, Ernestine Taylor, Duane Finger, Deborah Sargent and David Morgan (Out at 5:00/Back In at 5:35 pm)

Commissioners Not Present: N/A

Attendees: Attorney Ric Gilmore, Dustin Dubois, Tracy Sassi, Ernie Dubois and Joe Chambers

SHA Personnel: William Russell and Andrea Keddell

V. **APPROVAL OF MINUTES**

SHA Annual Board Meeting – July 29, 2020: Chair Colón put the minutes from the July 29, 2020 Board Meeting up for approval. Commissioner Buchand made a motion to approve the minutes. Commissioner Finger seconded the motion.

- Motion was voted on and passed unanimously.

SHA Special Board Meeting – August 19, 2020: Chair Colón put the minutes from the August 19, 2020 Board Meeting up for approval. Commissioner Buchand made a motion to approve the minutes with any necessary corrections. Commissioner Meredith seconded the motion.

- Motion was voted on and passed unanimously. Commissioners Finger, Morgan & Taylor voted Present.

VI. SPECIAL PRESENTATION

- A. None

VII. PUBLIC PRESENTATION

- A. None

VIII. RESOLUTIONS – ACCEPTED BY CONSENT

- A. Res 20-19: Pathways Lease Addendum
 - B. Res 20-20: McCown 9% Preservation Tax Credit Application
 - C. Res 20-21: Approval of Utility Allowances
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- Commissioner Buchand pulled Resolutions B. 20-20 and C. 20-21.
- Commissioner Buchand made a motion to approve the remaining consent agenda item, A. 20-19. Commissioner Sargent seconded the motion. The motion was voted on and passed unanimously.

B. Res 20-20: McCown 9% Preservation Tax Credit Application

- Commissioner Buchand asked for more information on the Fortis Development LLC agency named in the resolution. Mr. Chambers responded Fortis is a joint venture made up of SHA's current Co-Developers, Calston Advisors and Smith & Henzy, that are also working on Lofts on Lemon and Amaryllis Park Place. Commissioner Buchand further expressed concern at taking out loans against the McCown property and putting properties up for collateral. Mr. Chambers further explained that the tax credit application is not tied to any loan or indebtedness it's just to gain some equity (\$100,000 per unit) to improve the property.
- Mr. Russell added that SHA may not need any further loans for this endeavor and may just utilize the equity gained from the tax credits. In relation to the partnership with Fortis, SHA would earn a portion of the developer fee and would be a part of the partnership that would own the improvements. SHA would get certified by FHFC to manage and be responsible for management in this project as of "day 1," as the property is already occupied and leased up. Current residents will stay in place during rehab.
- Commissioner Buchand further inquired about the funds used for the RAD conversion at the Towers and that the Resident Council should also receive a portion of the development fees and be included in a meeting with the co-developer to discuss fees for the council. Mr. Russell responded that no funds were received during the RAD conversion and replacement reserves were funded by SHA's existing property reserves and will continue to be utilized.
- Attorney Gilmore advised and the board discussed and decided it would be advantageous to hold a Board Workshop to revisit how all these deals and programs work, given several new board members over the last 2 years. However, that the workshop could take place in the future in addition to passing the current resolution today.
- Commissioner Meredith made a motion to approve Resolution 20-20. Commissioner Finger seconded the motion. The motion was voted on and passed unanimously.

C. Res 20-21: Approval of Utility Allowances

- Mr. Russell explained the increase or decrease the Section 8 families will receive for utilities in Sarasota and Manatee County beginning January 1, 2021.
- Commissioner Buchand made a motion to approve Resolution 20-21. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.

IX. OLD BUSINESS

A. Amaryllis Park Place (Orange Ave)

- Mr. Chambers referenced that a report was circulated and was put in the board packet and that JWR is on the Zoom call to answer any questions. All is currently still on schedule. No questions were raised/discussed.
- They are working on an updated project sign to be put up at the site, as discussed at the last meeting. Pictures of the job site were shown on the shared screen.

B. Lofts on Lemon (Cohen Way)

- Mr. Chambers reported still waiting to get the permits back from the City. Hoping to get them by the end of the month.
- A groundbreaking event was discussed to take place sometime during the 2nd week of November.

C. President & CEO Evaluations

- Attorney Gilmore reminded everyone they were asked at the July meeting to turn in their completed evaluations to him as soon as possible. He's now asked for all evaluations to be turned in by Friday, October 2, 2020. Every month the deadline passes, the board gets closer to the next evaluation date.

X. NEW BUSINESS

A. Workshop with Boys and Girls Club Board

- Mr. Russell reported that Bill Sadlo, CEO of the Boys and Girls Club, had reached out to propose the 2 boards get together to discuss the plans to renovate the Roy McBean Club and discuss the Courts redevelopment and how the 2 projects interact with one another. This could be possibly be a zoom workshop.
- Commissioner Buchand suggested, and the board agreed, to look at dates in November.

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

- Commissioner Buchand made a motion to accept the Program Updates Consent Agenda. Commissioner Sargent seconded the motion. The motion was voted on and passed unanimously.

XII. PUBLIC PRESENTATION

- A. None

XIII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Buchand states she's pleased to see the progress at the Amaryllis worksite and the hiring efforts being made from the local area.
 - Commissioner Buchand reported a concern about a resident who contacted her about her rent being calculated based on annual income when they don't work the entire year. She's waiting to hear back from someone at HUD to give her more information.
 - Commissioner Buchand reported the Farmers Market is up and running again.
- B. Commissioner Sargent states she's pleased to see the stairwells at Janie's Garden have been pressure washed and smell much better.

XIV. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:39 pm.