



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
March 24, 2021
4:30 P.M.

- I. **CALL TO ORDER:** Chair John Colón called the annual meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:35 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Vice Chair Jack Meredith (Via Zoom) and Commissioners Valerie Buchand, Ernestine Taylor, Duane Finger, Deborah Sargent (Via Zoom) and David Morgan

Commissioners Not Present: N/A

SHA Personnel: William Russell and Andrea Keddell, Arthur Riley and Resident Services Staff for Special Presentation: Ken Waters, Michelle Stears, Brian Croke, Candace McLeod and Ara Arteaga, with Paula Scruggs & Sherri Campanale via Zoom

Attendees: Joe Chambers, and Via Zoom: Attorney Ric Gilmore, Dustin Dubois, Quentin Torbert, Ernie Dubois, Tarnisha Cliatt, City Commissioner Jen Ahearn-Koch and Chris Gallagher (ArtSpace/Art Alliance for Special Presentation: Jim Shirley, Naomi Marx, Sam Wuerfel, Wendy Holmes and Will Law)
- V. **APPROVAL OF MINUTES**

SHA Board Meeting – January 27, 2021: Chair Colón put the minutes from the January 27, 2021 Board Meeting up for approval. Commissioner Buchand made a motion to approve the minutes. Commissioner Morgan seconded the motion.

 - Motion was voted on and passed unanimously (7-0).
- VI. **SPECIAL PRESENTATION**
 - A. Service Recognition
 - Mr. Russell introduced Arthur Riley and presented him with a framed certificate, plaque, and gift card, congratulating him for his 30 years of dedicated service at the Sarasota Housing Authority. Over the years Mr. Riley has worked in many different capacities and has been a valued employee.
 - B. Resident Services Staff Introductions and Program Presentation
 - Michelle Stears was introduced and provided a brief overview of her work history with SHA. Ms. Stears began in the Pathways program and now works in the Youth Program and grant writing. She also runs the youth gardening program at the Orange Blossom Community Garden.
 - Discussion took place on use of learning center and Boys and Girls Club.

- Mr. Russell passed out a recent article that ran in the Herald Tribune that reported on SHA's efforts to provide digital access to its' families. Ms. Stears also passed out a copy of a printout of her blog where she discussed the specifics of what SHA has done to help residents stay online.
- Mr. Croke introduced himself and provided a brief overview of his SHA work history and that he is now performing the role of Youth Academic and Attendance Advocate. His main focus is working with schools on children that are currently truant or becoming truant and see how to get them to school. He works with SHA's afterschool program as well and providing rewards for students that are doing well.
 - Discussion took place about the International Baccalaureate (IB) program and application and transportation barriers that may limit participation for SHA residents.
- Ms. McLeod introduced herself. She's the program manager for Youth Thrive and formerly worked at Take Stock in Children of Sarasota County for 9 years as their program director. She explained a program at the learning center they've rolled out that provides students with academic, Challenge Packets and provides incentives for the children to complete the packets. She also provided information on the Enrichment Program and the Girl Scout troupe that meets every Wednesday. The troupe at SHA has a range of all ages from 7 yrs to middle school age.
 - Pictures were passed around showing some of the programming and participants enjoying the programming.
- Ms. Arteaga introduced herself and provided a handout and a brief overview of the services she provides the seniors at McCown Tower/Annex (Categories: Access to Special Services, Medical Care, Fitness, Nutrition, Activities, Mental Health & Emotional Support, Hearing Impaired Testing, Home Health).
 - Commissioner Sargent asked if residents (elderly residents) from other properties are eligible to receive these services. Mr. Waters responded that Mr. Kirce can be given the information for the services so they can be connected to Janies as well. The information will also be placed in the newsletter and calendar that is sent out via e-mail.
- Mr. Waters discussed the Family Self-Sufficiency program (FSS). Mr. Waters states there are currently 40 participants in the FSS program and \$170,000 in escrow for the participants. The Home Ownership is another program that is provided and Mr. Waters states that as of today there have been 30 participants who've purchased a home through this program. SHA has many additional partnerships out in the community and Mr. Waters credits this with expanding programing and activities and enhancing the lives of SHA residents and children.
 - Commissioner Finger praised the rent/utilities assistance program that SHA participates in and asked how many residents have been helped by this program. Mr. Waters states that SHA has not evicted a tenant for non-payment for years due to the partnerships with the Unitarian Church and other agencies that assist with rent and utility payments.

- C. Artspace/Art Alliance Development (Jim Shirley, Naomi Marx, Sam Wuerfel, Wendy Holmes and Will Law)
- Mr. Shirley, Executive Director of the Arts and Cultural Alliance of Sarasota County, introduced himself and his team to the board and went over an onscreen presentation of their board, development projects and partnerships. He discussed a current invitation they've received to negotiate a deal at 4644 N. Tamiami Trail for an art space, live/workspace for artists (artists in the broad term of creative persons).
 - Wendy Holmes, Naomi Marx and Will Law provided an overview of Artspace in Sarasota, showing several examples of the 54 projects they've developed in 37 cities and 23 states. Financing examples were also shown and discussed on how the projects were funded utilizing tax credits and local and/or government funds.
 - Discussion took place on funding options in Florida and the possibility of these 2 organizations partnering with the Sarasota Housing Authority on this affordable development opportunity that has presented itself in Sarasota County (90-100 Units). The goal of the project would be affordable spaces for creative people. However, it was discussed that there would be a mixed-use model and units would not go unused should "creative persons" not be available. The missions of the 3 agencies are aligned but SHA feels further discussions would need to take place on who would apply for the tax credits, manage the property, etc...as well as the capacity that SHA would have to take on another development project at this time. Concern was expressed by SHA Commissioners that this project could put SHA in a position to be in competition with itself in relation to its current project(s). So that would need to be explored at another meeting in the near future.

VII. PUBLIC PRESENTATION

- A. None

VIII. RESOLUTIONS – ACCEPTED BY CONSENT

- A. Res 21-03: Approval of Operating Budget
B. Res 21-04: Approval of Write Offs
C. Res 21-05: Approval of Amended HCV Admin Plan
D. Res 21-06: Amendment to Maintenance Charge List

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- Commissioner Finger made a motion to approve the Consent Agenda. Commissioner Taylor seconded the motion. The motion was voted on and passed 6-1, Commissioner Buchand opposed.

IX. OLD BUSINESS

- A. Amaryllis Park Place (Orange Ave)
- Mr. Chambers presented to the board a new layout showing Charleston themed color design. Mr. Gallagher discussed specifics of the color scheme and stated that the colors have been painted on the back side of Amaryllis for anyone wanting to stop over to the site. Commissioner Finger expressed concern that the color still needs to be broken up more on the east, inner side of the building facing the other SHA developments. Mr. Chambers responded that the landscaping may assist in breaking it up.
 - Commissioner Meredith commented on the need for contrasting color on the pop-ups and that he plans to visit the site tomorrow to see the colors on the wall in person.

- ❖ **Per Bi-laws a meeting extension is required if the meeting needs to go past 2 hours. Commissioner Finger made a motion to extend the meeting for 15 minutes. Commissioner Taylor seconded the motion. The motion was voted on and passed unanimously.**
 - Mr. Chambers stated he'll be meeting with Mr. Gallagher tomorrow and that the color selection needs to be finalized. Commissioner Meredith offered to meet them at the site tomorrow. Commissioner Finger made a motion to give Commissioner Meredith proxy from the board to make final decision on color selection. Commissioner Taylor seconded the motion. Upon clarification that the motion was for Commissioner Meredith to make the final decision on color selection so there would not be a delay in approval, the motion was voted on and passed 5-1, Commissioner Buchand opposed.
- ❖ **Commissioner Morgan left the meeting at 6:41 p.m.**
 - Mr. Russell will notify any interested Commissioners when they will be at Amaryllis to view the colors on the walls and make final selections.
- ❖ **Commissioner Buchand left the meeting at 6:45 p.m. (Lost physical quorum.)**
 - Mr. Dubose provided an overview of where Amaryllis is in the construction process and went over the on-screen report for Section 3 hiring.
- B. Lofts on Lemon (Cohen Way)
 - Mr. Dubose reported a job fair was held but only had one participant. Another job fair is being held on April 12, 2021 at 4:00 p.m. Residents are being notified of the event. Mr. Russell also requested that they advertise on the city's Newtown Electronic sign on MLK.
- C. McCown Preservation Deal
 - Not Discussed. Meeting ended early.

X. NEW BUSINESS

- A. None

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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- Lost quorum. Meeting ended early.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Prior to leaving, Commissioner Morgan asked for a report be provided to the board next month on the Resident Councils ideas of how they want to make revenue, per the comments to the SHA Annual Plan.
- B. Prior to leaving, Commissioner Buchand stated there are a lot of things happening at the Towers and that some of the report that was made for the Towers was not true and she will provide her comments in writing to Mr. Russell.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:51 pm.