



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
April 28, 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, Commissioners Valerie Buchand, Ernestine Taylor, Duane Finger, Deborah Sargent and David Morgan (Via Zoom)
Commissioners Not Present: N/A
SHA Personnel: William Russell and Andrea Keddell
Attendees: Kevin Stiff, Krystal Frazier and Via Zoom: Attorney Ric Gilmore, Joe Chambers, Ernie Dubois and Tarnisha Cliatt
- V. **APPROVAL OF MINUTES**

SHA Board Meeting – March 24, 2021: Chair Colón put the minutes from the March 24, 2021 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 (7-0).
- VI. **SPECIAL PRESENTATION**
 - A. Team Member(s) of the Quarter
 - The Resident Services staff members were awarded Team Member(s) of the Quarter certificates and gift cards. Commissioner Colón read aloud a commendation of the Resident Services Staff, Ken Waters, Michelle Young Stears, Brian Croke, Candice McLeod and Ara Arteaga. Staff members were present via zoom, as they were all at the OCB portable actively participating in the After School Program with the children.
 - B. City of Sarasota Homelessness Response Update
 - Kevin Stiff and Krystal Frazier provided the board with an update of their progress and thanked Mr. Russell and SHA staff for the homeless vouchers and support.
- VII. **PUBLIC PRESENTATION**
 - A. Pamela Runyon addressed the board and inquired if the 2 TVs near the elevator and along the walkway to be turned to face out or be put in public rooms and have something on them to watch news and/or listen to something.

VIII. RESOLUTIONS – ACCEPTED BY CONSENT

- A. Res 21-07: Approval of Annual Audit Contract
 - B. Res 21-08: Approval of Write Offs
 - C. Res 21-09: Approval of Disposition Policy
 - D. Res 21-10: Approval of PBA Voucher Assistance-Amaryllis Park Place II
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- Commissioner Buchand pulled Resolutions 21-07 and 21-10.
 - Commissioner Finger made a motion to approve the remaining Consent Agenda (Res 21-08 & 21-09). Commissioner Taylor seconded the motion. The motion was voted on and passed unanimously.
 - Mr. Russell responded to Commissioner Buchand’s questions:
 - 1. Res 21-07 - SHA’s new auditor, Novogradic & Company, were not SHA’s auditors from last year but come highly recommended and have worked with other housing authorities.
 - 2. Res 21-10 - The PBA Voucher subsidy is for the Courts redevelopment phase and the subsidy will stay with the units.
 - Commissioner Buchand made a motion to approve Res 21-07. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.
 - Commissioner Taylor made a motion to approve Res 21-10. Commissioner Meredith seconded the motion. The motion was voted on and passed unanimously.

IX. OLD BUSINESS

- A. Amaryllis Park Place (Orange Ave)
 - Mr. Chambers reported that the paint is going up and thanked Commissioner Meredith for his assistance in moving this along. He reminded all commissioners to contact him if any of them wants to tour the property.
 - Mr. Russell added that he will be touring both sites on Tuesday, May 4, at 10 am, starting at Amaryllis then moving to Lofts on Lemon. Several commissioners expressed an interest, so the meeting will be noticed. Mr. Dubose will confirm and verify availability with the construction teams.
- B. Lofts on Lemon (Cohen Way)
 - No Updates.
- C. McCown Preservation Deal
 - Mr. Russell reports receiving the PNA so the scope of work can now be developed based on what is required and what can be added. Commissioner Meredith requested a copy of the PNA.
- D. Artspace Development
 - Mr. Russell brought before the board to be allowed enter into negotiations on this development and propose that SHA receive 15% of Developer Fee, 10% of the ownership, 10% of the cashflow once the property is stabilized and then have the option to manage it, in which case SHA would earn a management fee.

- Following discussion, Commissioner Meredith made a motion to empower the President & CEO to enter into negotiations and bring it back before the board. Commissioner Morgan seconded the motion. The motion was voted on and passed unanimously.

X. NEW BUSINESS

A. Amaryllis Park Place II (Courts) Name Discussion

- Mr. Russell reported that this was mentioned at the recent Development Committee meeting and that all are asked to consider name options to differentiate this Phase II, family development from the Phase I, senior development. Mr. Chambers added that they hope to finalize the name selection within the next month or so.
- Commissioner Buchand suggested Emma Jones Place, who was a local educator. Mr. Russell informed the board that the property was formerly an orange grove, and the community garden next door is called Orange Blossom Garden, as possible options.
- The board decided to table this item so they could all think on it and bring items back at a later meeting.

B. Funding Opportunity for 22nd Street Development

- Mr. Russell has been having discussions with the Gulf Coast Community Foundation about an opportunity to develop Veteran Housing through donors (between ½ and \$1 Million) and a partnership with SHA. There could be 29 units. All the units wouldn't need to be veterans, but the development could include veterans. The Board discussion and it was decided that this is something that would be worth looking into. Attorney Gilmore suggested contacting Debbie Johnson who have been successful with securing additional Veteran funding.

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 Meredith seconded the motion. The motion was voted on and passed unanimously.

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Buchand requested the board hold an executive session meeting for commissioners only. Attorney Gilmore responded a closed or executive session can only take place to discuss 1. Financial considerations for pending/filed litigation or 2. Certain types of union negotiations. And for those sessions there needs to be a court reporter where the minutes eventually becomes public. He suggests the closed option would be to hold a retreat. A retreat is still open to the public but allows for frank discussions.

- Commissioner Colón asked for Mr. Russell to provide some dates for a Saturday morning session and see what works best for the board.
- B. Commissioner Sargent reports that she send the commissioners a link to the C3 comments from the Resident Council and the website is getting build more and now has a donation button. Commissioner Sargent also commented that she felt the last board meeting was disorganized and chaotic, with people leaving and going over on time. But she said she saw an improvement today.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 5:23 pm.