



Sarasota Housing Authority
269 South Osprey Avenue
Sarasota, Florida 34236

Board Meeting
January 19, 2022
4:30 P.M.

- I. **CALL TO ORDER:** Chair John Colón called the meeting of the Sarasota Housing Authority Board of Commissioners to order at 4:40 pm.
- II. **INVOCATION**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **ROLL CALL**

Commissioners Present: Chair John Colón, Vice Chair Jack Meredith (In at 4:43 pm) and Commissioners David Morgan, Ernestine Taylor (Zoom), Valerie Buchand, Deborah Sargent and Duane Finger

Commissioners Not Present: N/A

Attendees: Attorney Ric Gilmore, Quentin Torbert, Tarnisha Cliatt, City Commissioner Jen Ahearn-Koch (Out at 5:30 pm), Tracy Sassi and Joe Chambers

SHA Personnel: William Russell and Andrea Keddell
- V. **APPROVAL OF MINUTES**
 - A. SHA Regular Board Meeting – December 01, 2021: Chair Colón put up the minutes from the December 01, 2021, Regular Board Meeting for approval. Commissioner Buchand made a motion to approve the minutes. Commissioner Morgan seconded the motion.
 - Motion was voted on and passed unanimously. (Commissioner Meredith arrived following this section.)
- VI. **SPECIAL PRESENTATION**
 - A. Team Member of the Quarter
 - William Russell recognized the SHA Courts Relocation Team (Ken Waters, Helen Blanc, LaDonna Lucas, Nickol Ramirez, Yani Rosado, Stephen Schaffer, Wadas Holloway and Jeff Witherspoon) for their outstanding service in getting 36 of our families relocated out of the Courts. Mr. Waters was specially recognized for leading the team and Ms. Blanc and Lucas were also recognized as being instrumental in assisting with the relocation. Mr. Russell further explained the roles that everyone played in the process and that gift cards would be presented to all the nominees.
 - Commissioner Taylor stated that she saw firsthand how hard the staff worked to relocate the families and expressed her thanks to the team.

- B. Boys & Girls Roy McBean Club Expansion Plan (Michael Beaumier, Osprey Consulting; Bill Sadlo, Boys & Girls Club; and Chris Gallagher, Hoyt Architects)
 - Mr. Sadlo thanked the board for the 27 years of partnership between the Housing Authority and the Boys and Girls Club. Mr. Beaumier went over a PowerPoint presentation within the Zoom application. The presentation outlined the expansion plans for the Boys and Girls Club on the Roy McBean property. The handouts were e-mailed to the board following the board meeting.
 - Questions and concerns by the board were asked and addressed. The Club is proposing to deed the land to SHA and then have SHA lease it back to the Boys & Girls Club.
 - An amendment to their lease has been submitted for review and they're looking for our board's approval to move forward with this plan.
- C. Public Art in Affordable Housing (Mary Davis Wallace, Sr. Planner with City of Sarasota)
 - Ms. Wallace introduced herself and explained that she's interested in writing an affordable housing public art element into the Public Art Master Plan. Ms. Wallace went over an online presentation within the Zoom application which was also e-mailed to the board along with the board packet that outlines what the proposed plan would look like.
 - Commissioner Meredith thanked Ms. Wallace for her time and presentation and inquired if it would be possible to utilize some of the percentage fees that developers have paid in lieu of putting up public art to incorporate public art inside of the upcoming affordable housing developments. Discussion took place about avenues to get this accomplished. Ms. Wallace reports there's currently \$150,000 in the art fund and \$50,000 of that that is not currently ear-marked for any project.
 - Commissioner Colón expressed an interest to work towards having a large mural put on the side of one of SHA's developments. Ms. Wallace responded that there is untapped support for the arts in Sarasota and this can be researched to find funding opportunities.

VII. PUBLIC PRESENTATION

- A. Ms. Pamela Runyon inquired about the doors being locked on the 2nd to 5th floor in the Annex stairwells. It was discussed that it's due to a security issue, since residents had been propping the doors open. Commissioner Colón stated staff will investigate the matter.

VIII. RESOLUTIONS

- A. Res 22-01: Approval of Annual Plan/5-Year Action Plan (CFP FY21)
- B. Res 22-02: Approval to Create Management Company

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- A. Res 22-01: Approval of Annual Plan/5-Year Action Plan (CFP FY21)
 - Commissioner Buchand reported that the Resident Advisory Board (RAB) provided input on the 5-Year Plan last year stating the desire to have an empowerment center. A workshop was held (on 2/18/21) to discuss the RAB comments and Commissioner Buchand stated that many questions were "throw'd" at them. So, this year when the RAB received the e-mail for the Annual Plan (on 12/2/22) with instructions to review and provide comments they did not respond because nothing from the last time had been entered into the plan that is to be submitted to HUD this year. She states the RAB is being ignored when they're trying to work with the housing authority. So that's why she pulled Resolution 22-01.

- Commissioner Sargent inquired why their comments Section, C3, that the RAB provided comments on was moved to C1. It was explained that the HUD Form changed.
 - Commissioner Meredith inquired if an Empowerment Center is required to be placed in the Annual Plan. Mr. Russell responded it's not a requirement. Commissioner Buchand maintains that if it's not written down it won't happen and nothing they requested was entered into the Annual Plan.
 - Commissioner Morgan brought up the new center that the Boys & Girls Club is now providing job training and after-hours activities for teens and that many questions were asked and answered so the board could get a full picture and idea of what they were approving. He states that the same would need to be done for an "Empowerment Center." The idea needs to be explained and what is being planned to make sure the services aren't being duplicated. Commissioner Taylor agreed that more information would need to be given on who'd run it, what programs would be provided etc.
 - Commissioner Buchand responded that there was no follow-up done after the Workshop discussing the RAB comments. So there was no opportunity to talk about how to get it started. Commissioner Morgan reminded that feedback, comments and questions were discussed at the Board Retreat.
 - Commissioner Colón asked if there was any motion to approve, following the above discussion. Commissioner Morgan made a motion to approve Resolution 22-01.
 - Commissioner Finger inquired about Section C1 in the Annual Plan form where it's marked whether the RAB board provided comments and pointed out it says "No." Mr. Russell responded that the plan was sent out on 12/02/22 to the RAB and no comments were returned but that the comments the RAB that were submitted last year were included in the submission of last year's plan.
 - Commissioner Meredith 2 seconded the motion. The motion was voted on and passed 4-3 (Commissioners Finger, Buchand & Sargent Opposed).
- B. Res 22-02: Approval to Create Management Company
- Commissioner Colón inquired if this was time sensitive and needed to be discussed tonight. Mr. Russell responded that this would be the 2nd time it was tabled, and that SHA is working to have McCown become a Tax Credit Development and for SHA to be the management company for the property. Investors will be looking for evidence of the certified management company. And SHA needs a separate designated entity to provide this function. Commissioner Colón asked why one of our current company's couldn't be utilized for this purpose.
 - Attorney Gilmore provided additional information explaining the need for a designated management company and that the IRS requires a 501(c)(3) to list exactly the purpose of the entity. SHA didn't have a not-for-profit designated as a management company so this would serve that purpose. This also limits SHA's liability.
 - Commissioner Buchand asked about another 501(c)(3) that had been created and what happened to it. Mr. Russell doesn't recollect there being a current one that's not in use but if there is one it could be used.
 - Commissioner Finger made a motion to approve Resolution 22-02. Commissioner Meredith seconded the motion. The motion was voted on and passed 5-2 (Commissioners Buchand & Sargent Opposed).

IX. OLD BUSINESS

- A. Amaryllis Park Place (Orange Ave)
 - No Updates Due to Time Constraints.
- B. Lofts on Lemon (Cohen Way)
 - No Updates Due to Time Constraints.
- C. Cypress Square (Courts)
 - No Updates Due to Time Constraints.
- D. McCown 9% Preservation Update
 - No Updates Due to Time Constraints.

X. NEW BUSINESS

- A. Increase of HCV Payment Standards
 - Mr. Russell explained HUD has extended waiver authority under the CARES Act and SHA applied to receive the waiver to be allowed to increase its payment standards from 110% to 120% to allow more buying power for our Section 8 tenants to find a place to live in the North Port to Bradenton area. The increase would be in effect until the end of the calendar year.
 - Commissioner Buchand made a motion to accept the increase of the HCV Payment Standard to 120%, effective February 1st to December 31, 2022. Commissioner Finger seconded the motion. Commissioner Morgan inquired if the increase would impact the amount of vouchers SHA can provide and impact SHA's budget.

- ❖ Commissioner Buchand made a motion to extend the meeting by 10 minutes. Commissioner Finger seconded the motion.

- Mr. Russell responded that the increase would impact both but that it's a necessary to allow the program to work and for Section 8 Participants to find a place to live.
- The motion was voted on and passed unanimously.

- B. Commissioner Training – Deborah Sargent

- Commissioner Sargent passed around a handout that provided information on a NAHRO training that allows a commissioner to become a Certified Commissioner. She wanted to make sure the rest of the commissioners were aware of this as well as the policies that the board is responsible for. The presentation will be scanned and sent out to the board electronically.

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

XII. COMMISSIONER ANNOUNCEMENTS / COMMENTS

- A. Commissioner Buchand reported that Ms. Marjorie Mack, who's been in public housing for many years at the Courts was denied an apartment at Amaryllis because she doesn't make enough money. Commissioner Colón asked if this was something that should be brought to staff, not the board. Commissioner Buchand responded that she wants the commissioners to know of the continued issues that are taking place during the leasing of this senior property.
- B. Commissioners Meredith requested that snacks be brought back to the board meetings. Commissioner Morgan agreed.
 - This will be done.

XIII. ADJOURNMENT

The Sarasota Housing Authority Board of Commissioners meeting was adjourned at 6:40 pm.