



Delray Beach Housing Authority

REGULAR BOARD MEETING OCTOBER 14, 2009 MINUTES

I. CALL TO ORDER

Meeting called to order at 8:55 a.m.

II. ROLL CALL

Morris Weinman - Present
Choli Aronson - Absent
Joseph Hepp - Present
Sylvia Morris - Absent
Shelly Petrolia - Present
Christel Silver - Present
Shelly Weil - Absent

III. APPROVAL OF AGENDA

Moving resolution 2009-13 and 2009-14 to Old Business items A and B, a motion to approve the Agenda was made by Commissioner Silver. Motion seconded by Interim Vice Chairman Hepp. All in favor. Motion passed.

IV. APPROVAL OF THE MINUTES OF SEPT 17, 2009

Motion to approve the minutes of Sept 17, 2009 was made by Commissioner Silver. Motion seconded by Commissioner Petrolia. All in favor. Motion passed.

V. RECOGNITION OF VISITORS

Kathy Rainey-Holman – Families First

VI. PUBLIC COMMENTARY

None

VII. CONSENT

- a. Section 8 Coordinators Report-Bridgette Huff
- b. Administrative/Grant Report-Nina Levine
- c. Quality Control Report-Jakeleen Fernandez
- d. Property Managers Report-Yvette Evans
- e. Families First Quarterly Report-Kathy Rainey-Holman

Motion to approve Consent Agenda made by Interim Vice Chairman Hepp.
Motion seconded by Commissioner Silver. All in favor. Motion passed.

VIII. CORRESPONDENCE

Journal of Housing & Community Development

IX. OLD BUISNESS

A- Resolution 2009-13 Approving the Implementation of the New Section 8 Utility Allowance.

After a brief description of HUD's requirements for an annual study of utility consumption for Section 8 units according to bedroom size, unit type and location, note was made that utility rates have increased 10%. Approval was recommended for the implementation of new utility rates with an effective date of December 1, 2009. Motion to approve Resolution 2009-13 was made by Commissioner Silver. Motion seconded by Interim Vice Chairman Hepp. All in favor. Motion passed.

B- Resolution 2009-14 Approving the Execution of a Right of Way Deed Dedicating Five (5) Feet of Land along the Alleyway for Additional Right-of Way to the City of Delray Beach in Association with the West Settlers Office Building Development

Note was made by the Development Officer that in June, 09 the Historic Board of the City of Delray Beach considered and approved the Certificate of Appropriateness (COA) and a Class V site Plan for the West Settlers office building, with the condition that a plat be submitted and recorded.

On July 16, 2009 the Development Service Management Group granted a plat exemption for the West Settlers Building project. Since a plat is no longer required, all road Right of Ways will now be conveyed with the Right of Way Deed. Receipt of the Right of Way Deed by the Planning and Zoning Dept is one condition listed prior to site plan certification. The Planning and Zoning Dept has noted that the Right of Way Deed will be accepted and will not be recorded until the DBHA closes on the property. Approval of Resolution 2009-14 is recommended. Motion to approve was made by Commissioner Petrolia. Motion seconded by Interim Vice Chairman Hepp. All in favor. Motion passed.

C- President/CEO Report

For accommodation purposes it was noted that the Resolution dissolving the MDA was approved at the October 8, 2009 Special Board Meeting. One of the requirements were that letters written by both the DBHA and the Auburn Group to Florida Housing Finance Corporation state that the DBHA had no objection to Auburn's development plans and the other letter to Stearnes Weaver agreeing to the release of the Deed for the 18 acre site, formerly known as Carver Estates to the DBHA. This was required because both Auburn and the DBHA were partners of Village Square LLC. It is anticipated that the Deed will be mailed today. The land will then be owned solely by the Delray Beach Housing Authority in hands of the DBHA and will have to be recorded.

An update on the status of the \$10 million dollars followed, noting that there was a possibility that these funds might have to be returned, due to the funds being

allocated for the 11 acres and the rental property project. Through the contract between the DBHA and Smart, Inc., the DBHA has engaged the law firm of Goulston Storrs to assist in persuading HUD to recognize the project, although no longer being developed on the 11 acres, it remains essentially the same project but on the 18 acres. It was noted that there was nothing in the regulations that these funds could not be changed to be used for the DBHA's 18 acres. The time frame for the use of the money is 60% obligated within 1 year, 100% obligated within the 2 years, and funds must be spent within 3 years.

Note was also made that the DBHA is attempting to secure other financing in order to ensure a mixed finance project. The other financing could include funds from Bank Atlantic, the Community Home Loan Bank, the City of Delray Beach and the Delray Beach Community Redevelopment Agency.

X. NEW BUSINESS

None

XI. COMMENTS

The President/CEO commended Families First on their Annual Award Luncheon. Noting that participant Anna Mursky had achieved outstanding accomplishments for herself and her children.

XII. ADJOURNMENT

9:20 a.m.